



Housing Policy Department
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City Of Carpinteria

2012 General Plan Progress Report



April 8, 2013

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Appendix A - City Council Adoption of 2011 Annual Housing Element Progress Report

Appendix B - 2012 City of Carpinteria Annual Work Plan (2011 Work Plan Accomplishments Table)

2012 General Plan Annual Report

City of Carpinteria

I. Introduction

California Government Code Section 65400(a)(2) requires an annual report on the status of the General Plan and the City's progress in its implementation, including progress in meeting its share of regional housing needs. This Annual Report must be submitted to the City Council and the Office of Planning and Research (OPR) each year; a separate annual report detailing the City's progress toward implementing its Housing Element was previously sent to the Department of Housing and Community Development (HCD). This is an opportunity to review activities and projects of the prior year in the areas of development and other programs that work toward implementing the City's General Plan.

Background

Carpinteria adopted an update of its General Plan and Coastal Land Use Plan in January 2003. The General Plan identifies the central goal of the community:

To preserve the essential character of our small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources and its open, rural surroundings while enhancing recreational, cultural and economic opportunities for our citizens.

Since its adoption in 2003, the City has worked to implement the policies outlined in the General Plan. The various departments that make up the City of Carpinteria work together to implement various aspects of the General Plan. These departments include the City Manager's Office, Parks and Recreation, Public Works, Community Development, Risk Management and Finance. The General Plan is designed to be consistent with the California Coastal Act. The Land Use Plan is designed to be consistent with the City's Local Coastal Program.

This report is organized to comply with OPR's General Plan Guidelines, including environmental justice considerations, collaborative planning with military lands and facilities, and consultation with Native American tribes. The report includes sections that correlate with the Elements of the General Plan and details important information and events from the 2012 calendar year.

Informational Document

This document is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15306.

Document Organization

After this introduction, a summary of projects and issues addressed in the last year is provided, and then discussed in each General Plan Element. Following these topics, the City's planned

Zoning Code update is addressed. Appendix A includes the City Council Adoption of the 2012 Annual Housing Element Progress Report. Appendix B includes the 2012 Work Plan Accomplishments Table from the 2013 City of Carpinteria Annual Work Plan.

II. Plans, Projects and Accomplishments

During 2012, the City reviewed numerous projects through the development review process and participated in numerous planning efforts. The following summaries provide a general overview of the projects, programs and permits that were reviewed. These summaries are general and are not intended to be exhaustive.

Building Permits

The Building Division issued 272 Building Permits during 2012. Of these, approximately 98 were first reviewed by the Planning Division for Zoning and General Plan consistency. Building Permits were issued for 22 single-family dwellings and 65 multi-family dwellings. Included in the overall residential permits, demolition permits were issued for two single family units which were replaced by the construction of one single family home and one duplex. The large majority of the residential dwelling units are associated with the Lagunitas Homes and Dahlia Court Expansion Projects.

Building Permits were issued for 26 commercial tenant improvements, five residential additions, six solar photovoltaic power systems, one tankless water heater, two electric vehicle charging stations and various other energy reducing water heaters, LED lighting and other minor permits throughout the City. Certificates of Occupancy were issued for six single family homes, and three multi-family units, which included model homes at the Lagunitas Homes Project.

Planning Permits

The Planning Division processed a variety of planning permits during 2012, including development plans, conditional use permits, coastal development permits, parcel maps, and associated environmental review documents as needed. The following permit applications were received in 2012:

- ❑ 6 Development Plans /Amendments/Revisions
- ❑ 16 Coastal Development Permits
- ❑ 7 Conditional Use Permits / Revisions
- ❑ 1 Tract Map
- ❑ 12 Architectural Review Board Applications
- ❑ 1 Design Guidelines
- ❑ 2 Government Code Consistency
- ❑ 12 Sign Permits
- ❑ 1 Conceptual Hearing

During 2012, the Planning Commission reviewed the following application types:

- ❑ 4 Development Plans / Revisions
- ❑ 10 Coastal Development Permits
- ❑ 1 Lot Line Adjustments

- ☐ 4 Conditional Use Permit
- ☐ 2 Government Code Consistency Determination
- ☐ 1 Time Extension
- ☐ 3 Annual Reports
- ☐ 1 Variance
- ☐ 2 Design Guidelines
- ☐ 1 Lot Split

The City Council reviewed various programs, projects and regulations in 2012. The City Council considered results of an election concerning the City's Hotel Bed Tax rate, Lot Split, Tentative Parcel Map, the Carpinteria Offshore Field Redevelopment (Carone), Single-Use Bag regulations, Daytime Curfew regulation, emergency plans, and various Public Works projects. In addition, the Architectural Review Board considered 17 design review cases. No emergency permits, ordinances or moratoria were reviewed in 2012.

Code Compliance

The Code Compliance Division works diligently to abate code violations through voluntary and if needed, mandatory actions. 23 Building Permits were issued to resolve Code violations in 2012.

During 2012, the Division abated the following:

- ☐ 49 Zoning Violations
- ☐ 13 Garage Conversions
- ☐ 30 Building Code Violations
- ☐ 3 Unpermitted Signs
- ☐ 42 Public Nuisance Violations
- ☐ 9 Smoking Regulations
- ☐ 1,503 Parking Tickets

The City issued 50 compliance orders throughout 2012. Although many violations required formal citation, many other violations remain undocumented due to voluntary compliance efforts which were resolved without citation or formal compliance efforts. Such voluntary compliance efforts include advertising banners, parking concerns, weed abatement and other minor violations.

The Code Compliance Division also manages the Single Family Rental Housing Inspection Program. The Program is intended to verify that the rental housing stock in our single family neighborhoods is maintained to ensure quality of life for residents and to meet the standards of our Municipal Code and General Plan. During 2012, the Division issued 27 Certificates of Occupancy and Business Licenses for the program.

Project Review

The City has reviewed a variety of projects that impact land use, community design and other elements of the General Plan. The following is a summary of projects and plans, both City-sponsored and privately driven, that were reviewed by the City Council and Planning Commission during 2012.

City Council

2012 Work Plan

Review Body: City Council (01/28/12)

The City Council, staff and general public met to discuss the goals and objectives of the City for the upcoming year. The City's annual Work Program and Strategic Planning Session is a step in the ongoing process of implementing the Community's defined values, vision and mission. The public meeting is conducted with an understanding of the community and the context in which the City, as an organization, operates. (Staff Presenters: Department Heads)



Community Pool Water Heater Replacement

Review Body: City Council (01/23/13)

The City Council authorized the purchase of a new pool water heater with the assistance of a finance and cash program offered by the Southern California Gas Company. Upon review of the existing water heater, it was determined that a new, more energy efficient water heater would save \$4,400 per year in energy costs. Upon repayment of the 0% interest loan, the City anticipates savings in energy costs, both for gas and electrical consumption. (Staff Presenter: Matt Roberts, Parks and Recreation Director)



Community Survey for Hotel Bed Tax Rate Increase

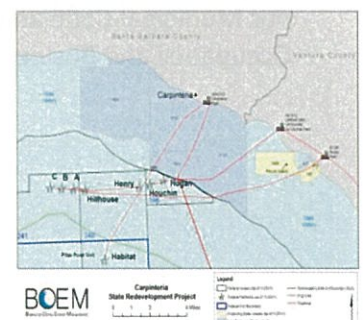
Review Body: City Council (02/13/12)

The City Council authorized a consulting contract to survey residents regarding community service needs and service satisfaction. The request to be considered would increase the Transient Occupancy Tax from 10% to 12%, put to vote by City voters, and would result in increased revenues to maintain essential City services, like repair and maintenance to streets, youth and senior services, and provide other general City services. (Staff Presenter: David Durlinger, City Manager)

Carpinteria Offshore Field Redevelopment Project Comments

Review Body: City Council (02/13/12)

The City Council authorized the Mayor to submit a comment letter to the State Lands Commission and Bureau of Ocean Energy Management in regards to the scope of the potential environmental impacts that should be studied in association with the proposed Carpinteria Offshore



Field Redevelopment Project proposed by the Carone Petroleum Corporation. (Staff Presenter: Jackie Campbell, Community Development Director)

Green Heron Spring Project Time Extension

Review Body: City Council (02/27/12)

The City Council authorized a three year time extension on the Green Heron Spring Condominium Project for the recordation of a Final Map and security of Building and Engineering Permits for the construction of the project. (Staff Presenter: Steve Goggia, Senior Planner)



Electrical Vehicle Charging Station Grant

Review Body: City Council (02/27/12)

The City Council authorized the agreement to accept a grant for installation of an Electric Vehicle Charging Station as part of a program funded by the American Reinvestment and Recovery Act. The program is administered by Charge Point America through the Transportation Electrification Initiative. The charging station was installed in July 2012. (Staff Presenter: Erin Maker, Environmental Coordinator)



Linden Avenue Street Maintenance Project

Review Body: City Council (02/27/12)

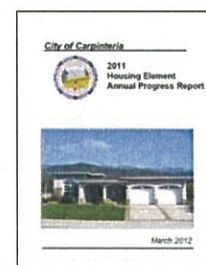
The City Council awarded a contract for the Linden Avenue Street Maintenance Project (Project 15027). The project would include the replacement of six street trees, electrical outlets, 200 lineal feet of curb, gutter and sidewalk in the Downtown. (Staff Presenter: Charles Ebeling, Public Works Director)



Housing Element Annual Report for 2011

Review Body: City Council (03/26/12)

The City Council accepted the Housing Element Annual Report for 2011 and directed the Community Development Department to submit the report to the State Department of Housing and Community Development. Submittal of the annual report satisfies obligations of California Government Code §65400(b)(1). (Staff Presenter: Shanna Farley, Assistant Planner)



Community Development Block Grants – Public Service Grants

Review Body: City Council (03/26/12)

The City Council allocated funds in the amount of \$21,000 to various community groups which provide public service programs. Awards were made to the Friendship Adult Day Care Center, Girls Inc., Boys and Girls Club, Peoples Self-Help Housing Youth Education Program, and Peoples Self-Help Housing - Housing the Homeless Program. (Staff Presenter: Shanna Farley, Assistant Planner)



Integrated Pest Management Committee

Review Body: City Council (03/26/12)

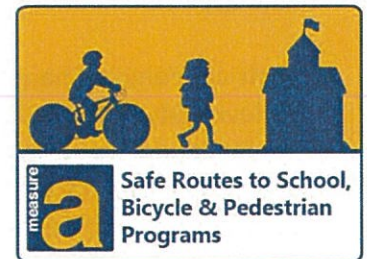
The City Council appointed members to the Integrated Pest Management Committee, which will begin to implement the recently adopted Integrated Pest Management policy. (Staff Presenter: Matt Roberts, Parks and Recreation Director)



Measure A – Five Year Local Program of Projects

Review Body: City Council (03/26/12)

The City Council adopted the Five Year Plan for the use of Measure A funds for various local projects. The plan runs through 2017 for local transportation maintenance and capital projects. Funds are planned to be allocated for street and right of way maintenance, street tree program, traffic management, landscaping, highway improvements, curb and concrete repairs, bike path maintenance program, and funding of local transportation service through Easy Lift and Help of Carpinteria. (Staff Presenter: Charles Ebeling, Public Works Director)



HOME Investment Partnership Program and Community Development Block Grants

Review Body: City Council (04/09/12)

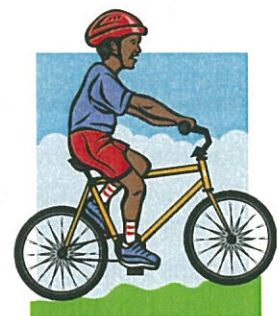
The City Council reserved \$41,377 and \$62,862 respectively from the HOME and CDBG allocation totaling \$104,239 for the Casa de las Flores Project. The project would include construction of 43 affordable low income rental units to be developed by Peoples Self-Help Housing. The City continues to provide support to the development of new affordable residential units to provide meets the housing needs of the various income groups in the community. (Staff Presenter: Jackie Campbell, Community Development Director)



Measure A – Safe Routes to School Agreement

Review Body: City Council (04/09/12)

The City Council entered into an agreement with Santa Barbara County Association of Governments (SBCAG) to receive \$551,112 to fund the Safe Routes to School and Bicycle and Pedestrian Grant Projects. The funds will be used to improve school routes at the Carpinteria Avenue and Santa Ynez intersection and the Calle Ocho and Concha Loma intersections. Projects that will also be funded include the Rincon Trail, County Bike Map, Ninth Street Bridge Replacement, Bicycle Master Plan and the Santa Monica Bridge Rehabilitation. (Staff Presenter: Charles Ebeling, Public Works Director)



Workforce Housing Homebuyer Down Payment Program

Review Body: City Council (04/23/12)

The City Council entered into an agreement with the Housing Trust Fund of Santa Barbara to implement the City's Workforce Housing Program. The program is funded by the Development Agreement with Lavender Court Development which contributed \$571,000 to the City's affordable housing fund. The program would provide down payment loan assistance to families in the 80%-200% median income range, to help purchase homes in Carpinteria. (Staff Presenter: Jackie Campbell, Community Development Director)



Sales Agreement to Purchase UPRR Land

Review Body: City Council (04/23/12)

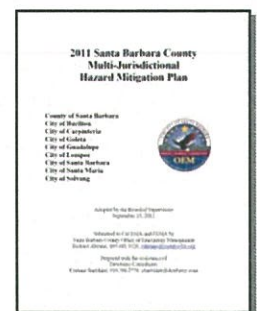
The City Council agreed to purchase a .66 acre property, adjacent to an existing City owned parking lot in the downtown / beach areas. The action allowed the use of up to \$425,000 to study the property, enter into escrow and finally purchase the property. The purchase was funded through the Parks Acquisition Fund, which consists of funds obtained through Development Impact Fees and will be used for public park and open space purposes. (Staff Presenter: Matt Roberts, Parks and Recreation Director)



Annexation to County Santa Barbara Multi-Jurisdictional Hazard Mitigation Plan

Review Body: City Council (04/23/12)

The City Council approved the City's annexation to the Santa Barbara Multi-Jurisdictional Hazard Mitigation Plan. The plan is headed by the County of Santa Barbara, working with many jurisdictions, to provide a comprehensive hazard plan. The plans purposes is to enhance public awareness and understanding of natural hazards, create a decision tool for local organizations to address vulnerabilities to future disasters, promote compliance with state and federal programs, enhance local hazard mitigation policies, and provide jurisdictional coordination during events. (Staff Presenter: Julie Jeakle, Emergency Services Coordinator)



Santa Ynez Pedestrian Improvements

Review Body: City Council (05/14/12)

The City Council authorized the request of funds from the Proposition 1B of Projects to the State Department of Transportation for improvements to Santa Ynez Avenue regarding pedestrian amenities. The project request will fund the installation of ADA ramps at the intersections of La Tierra Lane, Chaparral Drive, and Aragon Drive. The project will be funded partially through Prop 1B funds in the amount of \$41,128 and the remaining funds from Measure A funds in the amount of \$18,871. (Staff Presenter: Charles Ebeling, Public Works Director)



El Carro Lane Sidewalk Infill Project**Review Body: City Council (05/14/12)**

The City Council entered into an agreement to acquire professional engineering services to design, plan, and construct improvements to El Carro Lane to provide curb, gutter, sidewalk and driveway improvements. The project would include ADA ramps to improve access throughout the neighborhood and connectivity of sidewalk segments. The project is estimated to cost \$249,750 and be funded through use of Measure D Funds. (Staff Presenter: Charles Ebeling, Public Works Director)

**Law Enforcement Contract Amendment****Review Body: City Council (05/14/12)**

The City Council reviewed and approved a revised staffing plan as part of the Agreement to Provide Law Enforcement Services. The Council also formed an ad hoc Law Enforcement Contract Committee. The City Council discussed the importance of the community's safety and the level of services provided by the Sheriff's Department Service Contract. Considering budgetary concerns, changes in contract costs and service needs, adjustments were made to the Sheriff's contract with the City related to the staffing levels provided. (Staff Presenter: David Durflinger, City Manager)

**Temporary Reduction in Development Impact Fee****Review Body: City Council (05/14/12)**

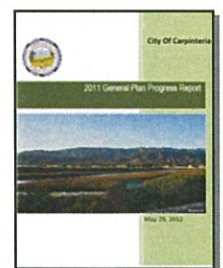
The City Council extended a discount of the Development Impact Fee for Highways Interchanges and Bridges. The fee reductions would extend a 50% fee reduction meant to encourage development in down the down economic period. (Staff Presenter: Charles Ebeling, Public Works Director)

**Mobile Crisis Services (Alcohol, Drug and Mental Health)****Review Body: City Council (05/14/12)**

The City Council extended an agreement with the County of Santa Barbara for county wide services for an additional three years. The agreement provides supplements funding that provide mobile mental health crisis services to those experiencing psychiatric emergencies in Carpinteria. (Staff Presenter: David Durflinger, City Manager)

General Plan Annual Report for 2011**Review Body: City Council (05/29/12)**

The City Council accepted and directed the Community Development Department to submit the annual report regarding the implementation of The City's General Plan to the Governor's Office of Planning and Research. (Staff Presenter: Shanna Farley, Assistant Planner)



Contract Initiation for Public Works Projects

Review Body: City Council (05/29/12)

The City Council initiated contracts for a variety of projects in Carpinteria. Such contracts include contract work related to the Bicycle Master Plan, 9th Street Bridge Rehabilitation, Calle Ocho and Concha Loma Intersection and the Carpinteria Avenue and Santa Ynez Intersection Projects. (Staff Presenter: Charles Ebeling, Public Works Director)

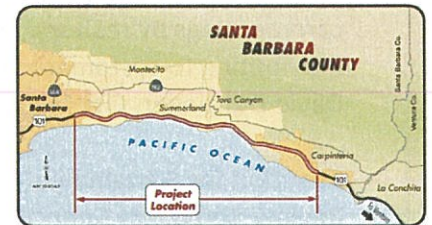


Caltrans Environmental Impact Report,

South Coast 101 HOV Lanes Project

Review Body: City Council (05/29/12)

The City Council submitted a comment letter on the Draft Environmental Impact Report (DEIR) for the Caltrans's South Coast 101 High Occupancy Vehicle Lanes Project. Comments on the DEIR included corrections to permit requirements, discussions on existing and future development, affected environment and open space, discussions on traffic, pedestrian and bicycle access, mitigation and avoidance measures, cumulative impacts, and other general clarification points. (Staff Presenter: Jackie Campbell, Community Development Director and Jonathon Leech, Contract Planner)



Hydrology and Hydraulics Study for Carpinteria Avenue Bridge

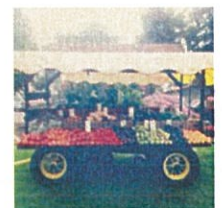
Review Body: City Council (06/25/12)

The City Council approved a contract for professional services for study of the hydrology and hydraulics associated with the construction of the Carpinteria Avenue Bridge Replacement Project. The work would be primarily funded through the Federal Highway Bridge Program in the amount of \$52,388, with matching funds in the amount of \$6,787 coming from City Development Impact Fees. (Staff Presenter: Charles Ebeling, Public Works Director)

Produce Cart Concession

Review Body: City Council (07/09/12)

The City Council authorized the City Manager to enter into a concessionary agreement to allow a farm produce cart to operate on a City owned property. The property is already home to a used bookstore operated by the Friends of the Library. (Staff Presenter: Matt Roberts, Parks and Recreation Director)



Solid Waste Management Contract

Review Body: City Council (07/09/12)

The City Council authorized a contract with Solid Waste Solutions for the management of the Solid Waste Program. The program requires that the goals and objectives are monitored to ensure compliance with the waste and recycling standards of the General Plan and Municipal Code. (Staff Presenter: Erin Maker, Environmental Coordinator)



Chevron Soil Remediation and Lot Split

Review Body: City Council (07/23/12)

The City Council accepted the public improvements associated with the Chevron Soil Remediation and Lot Split Project. Improvements included frontage improvements along Carpinteria Avenue, including curbs, gutters, sidewalk and landscaping. (Staff Presenter: Charles Ebeling, Public Works Director)

Single-Use Bag Ordinance

Review Body: City Council (07/23/12)

The City Council adopted an ordinance regulating the distribution of single-use carryout bags by retailers. The new ordinance prohibits retailers from distributing to customers single-use plastic and paper bags. (Staff Presenter: David Durflinger, City Manager)



Coalition for Sustainable Transportation Report

Review Body: City Council (08/27/12)

The City Council reviewed and accepted a report presented by COAST Safe Routes to School Program. The report included annual reporting on activities that occurred which promoted alternative transportation, like bike to school events or other bicycle safety events. (Staff Presenter: Erin Maker, Environmental Coordinator)

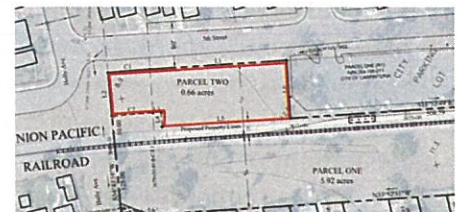
COAST
COALITION FOR SUSTAINABLE TRANSPORTATION



Union Pacific Lot Split Final Map Clearance

Review Body: City Council (09/10/12)

The City Council authorized the recordation of Parcel Map 25,190 for the lot split of the parcel identified as APN 004-105-015. The lot split facilitates the sale of the .66 acre lot to the City of Carpinteria. (Staff Presenter: Steve Goggia, Senior Planner)



Community Wildfire Protection Plan

Review Body: City Council (10/08/12)

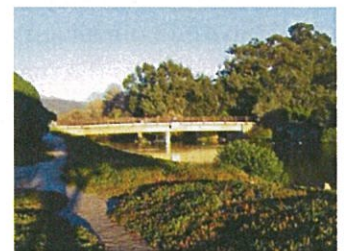
The City Council accepted the Carpinteria-Summerland Fire District's "Community Wildfire Protection Plan". The Plan establishes a frame work for the long term protection of communities that are located within the Wildland Urban Interface. (Staff Presenter: Julie Jeakle, Emergency Services Coordinator)



Creeks Preservation Program

Review Body: City Council (10/08/12)

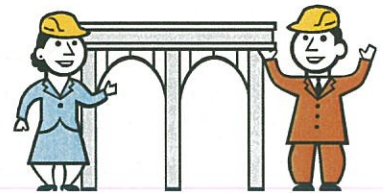
The City Council received a report on the status of the Creeks Preservation Program. The report included a briefing on the annual activities of City Departments to implement the Creeks Preservation Program, through project review, permit issuance and support of local programs which carryout activities to improve the local watershed and



creek habitats. Such activities included the work of the Santa Barbara Agricultural Commissioner's Office work to remove invasive plant species from local creeks. The Public Works Department continued working with the Regional Water Quality Control Board to produce the regional joint effort hydro-modification standards for local municipalities. The City Biologist completed annual creek walks to look for illicit discharge, unpermitted development, and other threats to the creeks health. (City Staff: Nick Bobroff, Associate Planner)

Engineering Design Standards for Road and Bridge Construction
Review Body: City Council (10/08/12)

The City Council established the use of the Santa Barbara County Engineering Design Standards for the use by the Public Works Department in review of designs for roads and bridge construction. (Staff Presenter: Cyndi Vestel, Public Works Management Analyst)



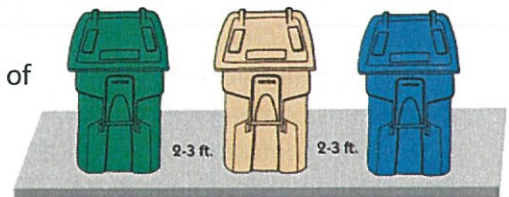
FEMA National Flood Insurance Program Regulations
Review Body: City Council (10/08/12)

The City Council amended Municipal Code §14.40 and 15.50 to update the processes according to FEMA's regulations. The update allows local residents to participate in the FEMA Flood Insurance Program and benefit from reduced flood insurance costs. (Staff Presenter: Charles Ebeling, Public Works Director)



Franchise Agreement with E.J. Harrison and Sons
Review Body: City Council (10/22/12)

The City Council executed a Franchise Agreement with E.J. Harrison and Sons, Inc. for Solid Waste Handling for the City of Carpinteria. The agreement extended the contract services provided by E.J. Harrison and Sons, Inc. for trash, the opportunities for two recycling and green waste bins. The agreement is for ten years and has additional five year extensions. The agreement also included additional extended services to allow residents to upgrade to larger recycle or green waste bins at no charge, a medical sharps mal in program, public drop off events and two bulky item pickups per year. (Staff Presenter: Erin Maker, Environmental Coordinator)



Economic Development Report
Review Body: City Council (11/13/12)

The City Council accepted a report on the status of the City's Economic Vitality Program. The report summarizes all activities of the City, intended to have an economic impact on the local economy. These activities included in the work of the various City Departments; activities include First Friday, GATV Channel 21, parks and recreation events, shop local initiatives, coordination with the Chamber of Commerce and other local group activities. (Staff Presenter: Kevin Silk, Assistant to the City Manager)



Traffic Safety Committee Recommendations

Review Body: City Council (11/13/12)

The City Council adopted the recommendations of the Traffic Safety Committee. The Committee recommendations included installing no parking near certain intersections, modifying parallel parking Bailard Avenue, installing no parking on certain streets and installing a STOP sign on Calle Lagunitas at Via Real. (Staff Presenter: Charles Ebeling, Public Works Director)



El Carro Lane Sidewalk Maintenance Infill Project

Review Body: City Council (11/13/12)

The City Council authorized the contract for the El Carro lane Sidewalk Maintenance Infill Project. The project will include installation of ADA sidewalk improvements, repairs to existing sidewalks and new sidewalks along a 250 foot unimproved right of way. (Staff Presenter: Charles Ebeling, Public Works Director)



Tree Advisory Board Annual Report

Review Body: City Council (11/13/12)

The City Council accepted the Tree Advisory Board to hold a public workshop to discuss Special Condition Trees and to replace trees as recommended by the Board. (Staff Presenter: Charles Ebeling, Public Works Director)



Mission Terrace Annual Development Agreement Compliance Review

Review Body: City Council (11/26/12)

The City Council accepted the annual Development Agreement Compliance Review, finding the project in substantial conformance and directed staff to terminate the Development Agreement for the Mission Terrace Estates Project. (Staff Presenter: Steve Goggia, Senior Planner)



Rite Aid Letter of Public Convenience

Review Body: City Council (11/26/12)

The City Council acted to not issue a "Letter of Public Convenience" for a request made by Rite Aid for a Type 21 Alcohol Off-Sale License made to the State Alcoholic Beverage Control Agency. Due to the concentration of other existing retailers in the vicinity, the City did not find that a new license was necessary to the convenience and welfare of the general public. (Staff Presenter: Silvia Echeverria, Code Compliance Supervisor)

Certification of November 6, 2012 Election

Review Body: City Council (12/10/12)

The City Council certified the results of the November 6, 2012 election. The election included election of two new City Council members and results of the Measure E. Measure E was passed and therefore increased the Transient Occupancy Tax from 10% to 12%. (Staff Presenter: Fidela Garcia, City Clerk)



Planning Commission

Carpinteria Children's Project at Main Annual Report

Case No. 10-1562-DP/CDP

Review Body: Planning Commission (2/06/12)

The Planning Commission received a report regarding compliance of the Carpinteria Children's Project at Main (formerly the Main Family Resource Center) with conditions of approval of Development Plan/Coastal Development Permit Project Number 10-1562.

(Staff Presenter: Jackie Campbell, Community Development Director)



Vernon Fifth Street Duplex

Case No. 11-1601-DP/CDP

Review Body: Planning Commission (2/06/12)

The Planning Commission approved a proposal to demolish an existing single family dwelling and construct a duplex containing two three-bedroom residential units and a one-car garage for each unit. Two uncovered parking spaces and new landscaping would also be provided. The request includes a modification to allow approximately 94 square feet of the covered front porch to encroach into the front setback. (Staff Presenter: Steve Goggia, Senior Planner)



Second Dwelling Units Compliance Report

Review Body: Planning Commission (3/05/12)

The Planning Commission accepted a report from staff regarding the annual inspection and verification of compliance with the requirements of the Second Dwelling Unit requirements. (Staff Presenter: Shanna Farley, Assistant Planner)



Conditional Use Permit Annual Report

Review Body: Planning Commission (3/05/12)

The Planning Commission accepted a report from staff regarding the annual inspection and verification of compliance with the requirements of various Conditional Use Permit uses throughout the City. Three uses were noted as having compliance concerns which required attention from the Commission. (Staff Presenter: Shanna Farley, Assistant Planner)



Boys and Girls Club

Case No. 12-1615-CUPR/CDP

Review Body: Planning Commission (4/02/12)

The Planning Commission approves a revision to a Conditional Use Permit to allow private rental of the facility for events and to modify exterior lighting along the frontage of the facility. (Staff Presenter: Shanna Farley, Assistant Planner)

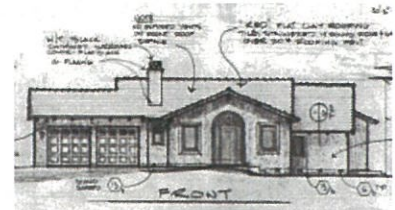


Maulhardt Residence

Case No. 11-1607-CDP/VAR

Review Body: Planning Commission (4/02/12)

The Planning Commission approved a project to allow demolition of an existing single family residence and construction of a new 2,960 square foot single family residence and attached 553 square foot two-car garage and a Variance from the side setback requirements (Staff Presenter: Nick Bobroff, Associate Planner)



Carpinteria Children's Project at Main

Case No. 12-1619-DPR/CDP

Review Body: Planning Commission (5/07/12)

The Planning Commission approved a Revised Development Plan and a Coastal Development Permit to allow an increase in the number of infants and toddlers at the facility day care center and the pre-school. (Staff Presenter: Jackie Campbell, Community Development Director)



UPRR Property Acquisition

Case No. 12-1621-GC

Review Body: Planning Commission (5/07/12)

The Planning Commission made a Government Code §65402 determination that acquisition of approximately 28,871 square feet of undeveloped property from Union Pacific Railroad is consistent with the General Plan/Coastal Plan of the City of Carpinteria. The application involves APN 004-105-011, located just west of Parking Lot 3 on the south side of Fifth Street between its intersections with Elm and Holly Avenues. (Staff Presenter: Jackie Campbell, Community Development Director)



Flood Control Grant of Easement to Caltrans

Case No. 12-1622-GC

Review Body: Planning Commission (7/02/12)

The Planning Commission made a Government Code §65402 determination that the granting of an easement to Caltrans to accommodate a sound wall associated with the Linden Avenue - Casitas Pass Road Interchanges Project is consistent with the General Plan/Coastal Plan of the City of Carpinteria. The application involves APN 004-027-063, located just west of the intersection of Tomol Drive and Nipomo Drive, adjacent to Franklin Creek and US Highway 101. (Staff Presenter: Jackie Campbell, Community Development Director)



Cal Poly Student Design Studio

Review Body: Planning Commission (6/04/12)

The Planning Commission accepted a presentation from Cal Poly's Graduate Planning and Urban Design Studio on enhancement ideas for the downtown and beach neighborhood areas. (Staff Presenter: Jackie Campbell, Community Development Director)



Schaff Lot Line Adjustment

Case No. 12-1626-LLA/CDP

Review Body: Planning Commission (7/02/12)

The Planning Commission approved an application for a Lot Line Adjustment to reconfigure the dimensions of two adjacent, existing lots. The project application involves APN 001-430-001 and 001-430-007 (Lots 1 and 7), located at 6410 Via Real. (Staff Presenter: Shanna Farley, Assistant Planner)



Jacobson New Single Family Residence

Case No. 12-1614-DP/CDP

Review Body: Planning Commission (7/02/12)

The Planning Commission approved a project to demolish the existing single family residence and construct a new 2,877 square foot single family residence with attached two-car garage and to allow a modification to the front and street-side setback requirements. The project is located at 4905 Eighth Street. (Staff Presenter: Nick Bobroff, Assistant Planner)

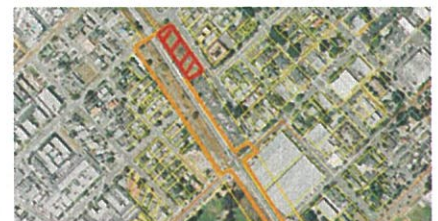


Union Pacific Railroad Lot Split

Case No. 12-1633-TPM/CDP

Review Body: Planning Commission (8/06/12)

The Planning Commission approved a request from the Union Pacific Railroad to divide 6.58 acres into two parcels of approximately 0.66 and 5.92 acres. (Staff Presenter: Steve Goggia, Senior Planner)



Shephard Produce Stand

Case No. 12-1629-CUP/CDP

Review Body: Planning Commission (8/06/12)

The Planning Commission approved a Conditional Use Permit to allow the operation of an outdoor retail produce stand on the property addressed as 5103 Carpinteria Avenue. (Staff Presenter: Nick Bobroff, Assistant Planner)



Casa de las Flores Apartments Time Extension

Case No. 10-1543-DP/CDP/TEX

Review Body: Planning Commission (10/01/12)

The Planning Commission approved a two year time extension for the project which would include the construction of a new apartment complex for low and very-low income households. (Staff Presenter: Steve Goggia, Senior Planner)



Carpinteria State Beach Dumpsite Cover

Case No. 12-1628-DP/CDP

Review Body: Planning Commission (11/05/12)

The Planning Commission approved a project submitted by the California Department of Parks and Recreation to construct a reinforced concrete cover over an eroding dumpsite. (Staff Presenter: Nick Bobroff, Assistant Planner)



Beach Neighborhood Residential Design Guidelines

Case No. 12-1636

Review Body: Planning Commission (11/05/12)

The Planning Commission approved the Beach Residential Design Guidelines. The Guidelines address building mass and scale, frontage design, architectural elements, landscaping, lighting and fencing, and utilities and services. The Guidelines apply to all property zoned Planned Residential Development (PRD-20) in the Beach Neighborhood as identified in the Community Design Element of the City's General Plan/Coastal Land Use Plan. (Staff Presenter: Sloan Campi, Student Intern / Jackie Campbell, Community Development Director)



Pitterle Garage

Case No. 12-1648-CUP/CDP

Review Body: Planning Commission (12/03/12)

The Planning Commission approved a project allowing the demolition of an existing 162 sq. ft. single car carport and build a 256 sq. ft. single car garage in its place within the side yard setback. The project included a Conditional Use Permit to allow a nonconforming sideyard setback to continue with the construction of the new garage. (Staff Presenter: Steve Goggia, Senior Planner)



Verizon Wireless Facility

Case No. 12-1638-CUP/CDP

Review Body: Planning Commission (12/03/12)

The Planning Commission approved a new wireless communication facility at the property addressed 5464 Carpinteria Avenue. The Planning Commission made special findings to allow a modification of the distance between facilities, which requires a .25 mile distance between facilities. (Staff Presenter: Shanna R. Farley, Assistant Planner)



III. Development Activities

During 2012, various development projects were continued or commenced. Some development projects were sponsored by the City, while others were developed by the private sector. Below is a brief summary of projects that were in construction during 2012.



Mission Terrace Estates – Construction of homes at Mission Terrace Estates continued through 2012. One single family residence was completed in 2012. The remaining single family home to complete the subdivision is expected to be constructed in 2013.

Lagunitas Homes – The Lagunitas Homes project obtained initial building permits and began construction in late 2012. By the close of 2012, five single family homes and three multifamily residences were completed as model homes. In December 2012, an affordable housing lottery was held for the first four of eleven affordable units.



Dahlia Court – Peoples Self-Help Housing began construction on the Dahlia Court Apartment Expansion Project. The project includes 33 affordable apartments for low and very low income families. The project began in late 2012 and is expected to be completed in late 2013.

Albertson's and Casitas Plaza Shopping Center Remodel

The Albertson's project continued under construction in early 2012. The project included a facelift of the Albertson's Grocery Store, improvements to the parking layout and new landscaping. The project was completed later in 2012.



Winter Beach Berm – The Parks and Recreation Department installed the annual winter berm along Carpinteria City Beach in front of the homes on Sandyland Road. The berm is placed at the back of the beach each year to protect the oceanfront homes from winter storm and wave activity. The winter beach berm project is consistent with and implements policies in the Safety Element.

Creek Rehabilitation – The Community Development and Public Works Departments working with the County Flood Control District and local non-profit South Coast Habitat Restoration Project collaborated to remove invasive plant species from within the creek corridors and



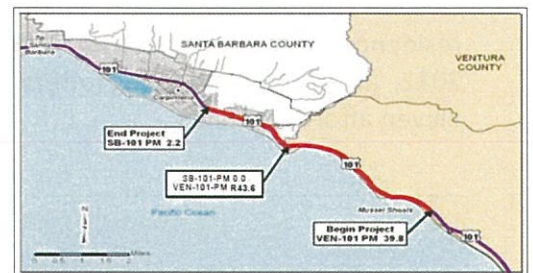
manage creek cleanups and creek restoration projects. These efforts implement policies of the Open Space, Recreation and Conservation Element and the City's Creeks Preservation Program.



Caltrans Projects – The City continues to review and process applications for the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension Project. Elements of the project would improve highway entrance and exiting patterns, improve flow of traffic, improve local access to emergency vehicles to areas where access is limited and improve pedestrian access. Through the process, the project has been reviewed for aesthetic and noise impacts to the community as well as sound walls and landscaping designs. Implementation of the Circulation, Noise, Safety, Open Space and Recreation and Land Use Elements has been considered throughout the review of the project.

Mussel Shoals to Carpinteria Creek Highway 101 Project

In the spring of 2012, Caltrans began construction on the Mussel Shoals to Carpinteria Creek segment of the Highway 101 improvements. The project will consist of the installation of new high occupancy vehicles lanes in both northbound and southbound directions, providing a total of six highway lanes from Mussel Shoals and La Conchita through to Carpinteria Creek in Carpinteria. Work in 2012 included installation of new lanes, drainage improvements, retaining walls, and preparations for future landscaping.



Flood Plain Management - The Federal Emergency Management Agency (FEMA) is in the process of updating the Flood Insurance Rate Map for the City of Carpinteria. The new map will take effect on December 4, 2012. The City submitted a Letter of Map Revision to FEMA in the Spring of 2013 to request corrections to the earlier map. City staff continues to work with property owner's with concerns with the updated map and impacts to insurance costs.

Palm to Linden Trail – The Parks and Recreation Department in coordination with the State Park completed the Palm to Linden Trail. The project connects the State Park Campground, Tomol Interpretive Play Area, and surrounding neighborhoods to the Linden Avenue downtown corridor. The trail includes interpretive signs which focus on the native Chumash culture. The project included landscaping with native, local plants and a bioswale to reduce runoff concerns.

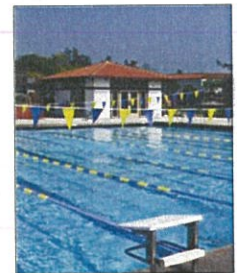


Carpinteria Avenue Bridge Replacement Design – The City Public Works Department began



efforts to design a replacement bridge for the existing bridge where Carpinteria Avenue crosses Carpinteria Creek. Efforts to replace the bridge will require review of the sensitive creek habitat through the implementation of Open Space, Recreation and Conservation Element goals, objectives and policies, as well as the Circulation Element and Safety Element. Design began in 2012 with further review occurring over the course of the next few years through the environmental review and permitting process.

Carpinteria Pool Retrofit – The Carpinteria community pool completed a refitting of new pool operational controls and water conditioning equipment. This included a new pool water diagnostic computer, a new water chlorination system and a new extremely efficient pool water heater. Combined, the new equipment is expected to save the city significantly in energy and chemical costs helping to make the pool less expensive to operate. The \$60,000 costs were funded with donations, incentives from Southern California Gas and the City of Carpinteria.



City Hall Energy Efficiency Audit -Through the South County Energy Efficiency Partnership, Southern California Edison (SCE) and Southern California Gas Company (SoCal Gas) sponsored an energy efficiency audit report for the City of Carpinteria City Hall and the associated Public Works building on the same property. The audit was the first step in working towards certifying the City as a Green Business, with the objective of providing a real and practical example of environmental sustainability. The audit identified several areas that could be improved, which once implemented, has the potential to result in an estimated annual savings of 7 kW, 37,579 kWh and 625 therms. All measures combined would result in annual utility bill savings of \$5,886 and a one-time potential SCE and So Cal Gas incentive of \$2,629. The overall estimated payback is 2.3 years.



El Carro Lane Improvements – During December 2012, the Public Works Department began work on the Phase I El Carro Lane Project. Phase I includes curb, gutter and sidewalk improvements that will then extend approximately 250 ft. west of El Carro Park.

Linden Avenue Tree Replacement and Sidewalk Repair Project – During the spring of 2012, work was completed to replace street trees along Linden Avenue in the downtown core. Trees were replaced to improve sidewalk access where older trees had created access concerns due to damage of sidewalks and walkways. Trees were replaced with more appropriate species expected to cause less damage to sidewalks and be appropriately sized for their locations. Concrete works was completed later in the spring and early summer, to repair damage sidewalks, curbs and tree wells.

IV. General Plan Elements

Land Use Element

The Land Use Element designates various land uses in the City, identifies the recommended population density for each land use category among other policies concerning intensity and nature of use, and specifies the disposition of those land uses throughout the City's incorporated area. The Land Use Element, along with other Elements of this Plan, is designed to be consistent with City's Local Coastal Plan. This Progress Report discusses specific projects and policies that demonstrate the implementation of the goals outlined in the General Plan.

The Land Use Element establishes the type and density of land uses and guides growth and development by presenting a plan that reflects the community's desire to maintain and enhance an enjoyable, balanced quality of life. This basic tenet is expressed in the community's goal:

To preserve the essential character of this small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources and its open, rural surroundings, while enhancing recreational, cultural and economic opportunities for residents.

Other goals include the following:

- *Adopt and amend as necessary a Sphere of Influence that serves to establish the basis for annexation of certain land contiguous to City limits;*
- *Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing;*
- *Maintain availability of agriculture, coastal-dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses;*
- *Influence land use decision-making, use and development patterns in the unincorporated Carpinteria Valley to be supportive of the California Coastal Act and City objectives to preserve unique coastal resources by establishing open-field agricultural use as the predominant use in the unincorporated Valley;*
- *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the City's edge;*
- *Protect the natural environment within and surrounding Carpinteria; and*
- *Establish the basis for orderly, well-planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.*

Zoning Code Update

The General Plan/Coastal Plan establishes land use designations throughout the community. The City's Land Use Map identifies specified land use areas, including Agriculture, Residential,

Commercial, Industrial and Open Space/Recreation. As part of the City's effort to update its Zoning Code, vertical consistency between the Land Use Designations and zone districts will be established. This major work effort is in progress and involves a comprehensive restructuring of the City's Zoning Code which is expected to be released for public review in summer 2013.

Development Review

In its review of individual development projects in the City, decision-makers hold these Land Use Element policies at the forefront of any discretionary process. Carpinteria has maintained its charm and character over the years due to the strong community support for these basic tenets of sound planning. In summary, the policies encourage growth that is appropriate to and respects the environmental resources which are integral to the quality of life for residents and the attractiveness of Carpinteria as a destination for visitors.

The City has encouraged infill growth and promotes the redevelopment of dilapidated housing with new residential development that maintains the small beach town character. Various commercial and industrial vacancies became occupied. Many homes were improved through remodels or additions during the 2012 period. Working closely with the County, the City strives to achieve a balance of jobs and housing. In addition, the City reviews new development proposals to promote a balance in the commercial sector between retail and service needs, including services that serve residents as well as visitors. In this process, the Architectural Review Board and Planning Commission work cooperatively during planning review to ensure that the City's character is maintained while supporting economic vitality. All new development and redevelopment is carefully reviewed to ensure compatibility with the surrounding neighborhood.

Coastal Act

The City's small size is a result of surrounding land use constraints that have limited its ability to expand and local land use policies that support the protection of coastal agriculture and the geographically distinct rural character of the Carpinteria Valley. These geographic and policy-protected areas prevent sprawl and constrain the City to 2.6 square miles of land. The Pacific Ocean is to the south of the City, a mountain range and prime agricultural lands protected under the California Coastal Act are to the north, to the east is the County of Ventura and to the west are federally protected wetlands as well as Coastal Act protected agricultural lands located in the County of Santa Barbara. The Land Use implement directs actions and guidelines for land use types, intensity of uses, coastal access, resource protection and other development policies necessary to implement the Coastal Act.

Coastal and Agricultural Resources

The City has identified ways to achieve the objective of preserving its coastal and agricultural resources, such as by establishing a greenbelt of open space surrounding the City that includes undeveloped land and open-field agriculture. This effort is further supported by Coastal Act policies that limit conversion of lands with prime agricultural soil to development.

In addition, Carpinteria participates with the County of Santa Barbara in the land use planning process and review of development projects within the Carpinteria Valley. The City is part of the County's mailing list, which legally obligates the County to notify the City of Carpinteria of development proposals in the area. Proposals are then reviewed through the Community Development Department and comments to the County are submitted as appropriate. Likewise, the City provides notification to the County when development is proposed adjacent to the City's boundaries. This same process applies to local special districts whose district boundaries include both incorporated and unincorporated lands in the Carpinteria Valley.

Jobs and Housing Needs

The City carefully balances the jobs and housing needs of its residents while also promoting the well-established agricultural production in the Carpinteria Valley, coastal dependent industries and commercial development that serves the large visitor community. All development within the Visitor Serving Commercial Overlay District is reviewed to ensure that visitor needs are being met, while still meeting the needs of local residents. Development proposed on agricultural and open space lands, like Caltrans' Casitas Pass Road Interchange Project, are reviewed to ensure that impacts to agricultural and recreational lands are either avoided or minimized to the maximum extent feasible. The City also works closely with affordable housing developers, specifically Peoples' Self-Help Housing, to support and encourage the development of apartments affordable to low and very-low income earners. These efforts serve to maintain the availability of agricultural, residential and visitor-serving commercial development in the City and ensure that there is adequate housing available for those who work in these industries.

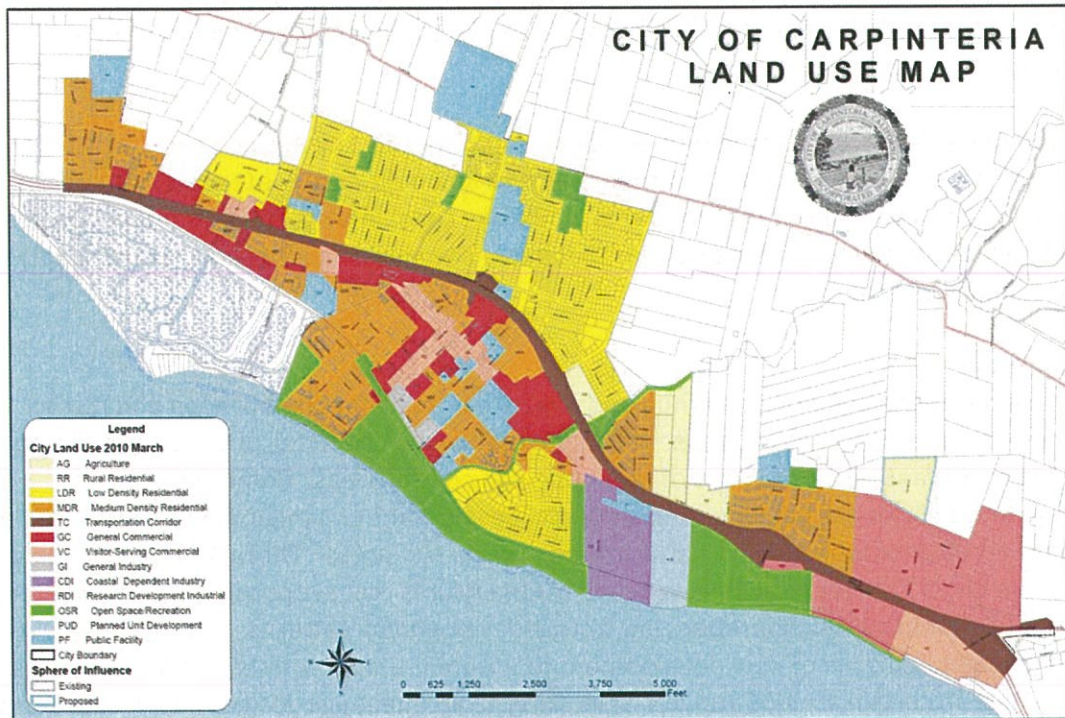
Flexible Land Use and Zoning Regulations

The City has created zoning standards that allow residential use within commercial and industrial park zone districts. These standards were certified by the Coastal Commission and became effective in 2005. The Planning Division continues to encourage mixed-use development, particularly in the downtown core.

Sphere of Influence

The City recognizes that expansion opportunities are severely limited due to Coastal Act policies that preserve agriculture and the physical constraints presented by the land uses surrounding the City boundary. However, Carpinteria identified and the Coastal Commission approved proposed Sphere of Influence adjustments in 2003 to incorporate urbanized land contiguous to City boundaries rather than the more rural agricultural property located within the adjacent unincorporated areas of the County of Santa Barbara. In 2009, the Coastal Commission certified an amendment to the Local Coastal Program to rezone one of these properties to allow the development of 34 condominiums at Green Heron Spring. The project serves as a transition between more urbanized residential development within the City to the south of the site and a more rural area within the County of Santa Barbara jurisdiction to the north. The property was annexed into the City by the Local Agency Formation Commission (LAFCO) in 2009. In 2010, staff determined that the City of Carpinteria's Sphere of Influence maps, identifying the Carpinteria Cemetery District parcel, did not correspond to maps used by the County of Santa Barbara and LAFCO. Staff worked to clarify the record and correct

discrepancies between the various agencies' maps. The remaining parcels identified in the proposed Sphere of Influence included in the City's General Plan Update in 2003 remain in that status; the City has no current plans to amend its Sphere of Influence or annex any other properties.



Land Use and Sphere of Influence Map

Community Design Element

The Community Design Element identifies key design characteristics of the community and establishes standards and policies to ensure that future development incorporates and reinforces those attributes. This Progress Report demonstrates how the City maintains the community design standards outlined in the General Plan. Input into the development review process from the Architectural Review Board is essential to the implementation of these Community Design policies.

The Community Design Element identifies citywide and specific key design characteristics of Carpinteria valued by the community. The objectives and policies are intended to guide the quality of future development that residents would like to maintain. The Community Design Element includes both overarching policies that apply citywide as well as policies that apply in specific sub-areas of the City.

Design Review

Carpinteria desires to preserve, continue and enhance dominant neighborhood and district development patterns, especially those reflecting the unique character of the city, including protecting scenic and visual qualities of mountain and coastal areas. Community Design objectives and policies are implemented through Specific Plans or similar documents based on the identified neighborhood, district and corridor design sub-areas. Through its design review process, the City's Architectural Review Board (ARB) ensures that proposed projects maintain and continue dominant neighborhood and district development patterns. This body reviews size, bulk, height and style of new development to ensure it is appropriate to the site and its surroundings. In certain areas, Carpinteria encourages architectural designs based on historic regional buildings, such as within the downtown and old town neighborhoods.

Carpinteria's ARB process and California Environmental Quality Act Thresholds and Guidelines Manual are used together to minimize impacts to mountain and ocean views that are available throughout the community. The City adopted new Beach Neighborhood Design Guidelines in 2012, establishing standards to guide future development in the beach area neighborhood. The City will continue to develop guidelines for the downtown and other neighborhoods in the upcoming years.

Residential Areas/Neighborhoods

The streets of neighborhood interiors should be designed as the "living rooms" of the neighborhood, where children and adults can safely play or walk. The design and details of the streets, frontages and buildings should support this objective.

Carpinteria's permit review process is used to ensure that new development maintains those traditional elements of design and detail that promote safe neighborhoods. For example, sidewalks, crosswalks and landscaping are incorporated into project design to ensure that streets are pedestrian friendly. Various residential remodels and additions were approved in 2012, making use of improvements to home entries, landscaping and improved materials for driveways and paved areas. Additionally, staff has continued efforts to encourage low open

fences and short hedges or decorative landscape plantings along front property lines to ensure friendly and attractive design along street frontages.

Commercial, Office, Industrial and Mixed-Use Areas

The City seeks to enhance and maintain the architectural quality and character of the City's downtown core, commercial core, office area and the industrial park districts, particularly through the ARB process. The City recommends that retail and commercial uses have large transparent storefront windows for display of merchandise to pedestrians, that loading and trash facilities are located where they are screened from view, that building signage conforms to the City's sign ordinance and encourages courtyard housing types as an alternative to apartment blocks or more massive buildings within mixed-use districts. As one example, the City approved a new Carpinteria Valley Arts Center building in the downtown with a large glass exterior façade on Linden Avenue to provide an attractive and unique look to this modern building.

Frontage Design

"Frontage" is where private parcels and the public right-of-way meet and is a critical element of community design that establishes the character of each street, neighborhood and district. The City seeks to maintain areas with attractive frontage designs and requires new development to be carefully planned to maintain and enhance the quality of Carpinteria's streetscape.

Corridors

The City of Carpinteria encourages and facilitates pedestrian and bicycle pathways. Carpinteria strives to preserve and maintain safe routes to move people conveniently through Carpinteria. The City completed the Palm to Linden Trail, connecting the State Park Campground, Tomol Interpretive Play Area and surrounding neighborhoods to the City's downtown core.

The Parks and Recreation Department began working on a proposal for the Rincon Trail Connection Project in 2011 and continued on the environmental and planning review throughout 2012. The project would create connections between various coastal recreation areas in the community. The eventual goal would create a trail connection for walking or biking from Rincon County Beach through Carpinteria's Bluffs Nature Preserve, the Carpinteria State Beach Park and connection to the Salt Marsh Park. Eventual connections may be developed to connect to northern beaches via a trail developed near the 101 Highway corridors. Implementation of these trail plans would implement coastal access as desired by the Local Coastal Plan.

Public Spaces

According to the Community Design Element, existing public spaces should be maintained and new spaces should be incorporated into neighborhoods and districts as an important aspect of their design. The City of Carpinteria maintains guidelines for tables, chairs, landscaping, signs, etc. in the public right-of-way on Linden Avenue in the downtown core. The guidelines are intended to assist applicants and business owners in establishing attractive and safe encroachments that benefit both the downtown business community and the residents and

visitors who enjoy those public spaces. The City's goal is to maintain the highest standards of accessibility and safety while achieving an attractive and functional design that stimulates economic vitality and a vibrant downtown atmosphere. The guidelines help maintain a cohesive downtown aesthetic of quality materials, appropriate colors and locations for various encroachments and are applied when new businesses locate in the downtown or when a remodel is proposed.

The Parks and Recreation Department continues efforts to plan for the Rincon Trail Connection, continuing through 2012. The plan would create new public spaces, along a coastal vista trail system connecting Rincon County Beach Park to Carpinteria's trail system. These connections, along with prior improvements to the State Beach trails, show great effort to improve and create new public spaces.

Development should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.

Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible.

Within the ARB process, the Board reviews and utilizes photometric light studies to determine appropriate lighting levels for new exterior lighting. The minimum amount of lighting that is necessary to achieve safety is used in order to reduce photo-pollution and building plans are checked to ensure that lighting is directed downward to preserve night skies.

The City also addresses complaints regarding excessive lighting and photo-pollution on private property. Staff has been able to work with several properties to reduce lighting or install hooded fixtures to reduce offsite light pollution.

Protect and preserve natural resources by reducing energy consumption. The City applies the California Building Code that requires and encourages energy savings through specific construction and landscaping techniques that allow for conservation of both electricity and water. Carpinteria's project reviews and approvals demonstrate its commitment to preserving natural resources by reducing energy consumption. The City issued permits for six residential solar photovoltaic power systems, one tankless water heaters, two electric vehicle charging stations and various other energy reducing water heaters in 2012. The Community Development Department also provides informational handouts produced by the Community Environmental Council, a local energy conservation non-profit community group, which discuss how to integrate solar power, energy rebates, energy saving appliances, water saving ideas and other forms of energy and resource conservation methods into construction projects. The City's Parks and Recreation Department has installed more efficient lights within our parks. Lighting fixtures within some parks and public areas have been retrofitted with LED light bulbs and "full cut-off" fixtures which are night-sky friendly. The Parks and Recreation Department installed solar powered lights along pedestrian trails in the future, starting with the widely popular trail

between the Tomol Play Area on Linden Avenue in the Downtown and the State Beach Park at Palm Avenue.

Additionally, the City has worked to implement this objective by using recycled tires in asphalt paving, reusing old crushed asphalt to make base material and reducing the amount of material used by taking off a single layer of old pavement then reusing that layer rather than removing and hauling the entire pavement to the landfill. Finally, the City has maintained and replaced heating and cooling systems at City Hall which promotes energy efficiency in both the short and long-term.

Community Design Subareas

In addition to the design objectives outlined above, the City of Carpinteria seeks to ensure that the existing unique qualities and characteristics of the City's neighborhoods and districts are enhanced through the preservation of delineated subareas, each possessing special design qualities. The City has six subareas, each with its own specific design criteria reflecting unique qualities of that neighborhood.

These six subareas are:

- Subarea 1. Downtown Beach Neighborhood
- Subarea 2. The Downtown and Old Town
- Subarea 2A. The Downtown Core District
- Subarea 3. Santa Monica, Canalino and El Carro Neighborhoods
- Subarea 4. The Northeast
- Subarea 5. Concha Loma Neighborhood
- Subarea 6. The Bluffs (Areas O, I, II and III)

On every project that is reviewed, City decision makers apply the unique community design standards applicable to each of these subareas. The Architectural Review Board, Community Development Department staff and Planning Commission consider these design standards in their review of projects on a case-by-case basis. To further strengthen and focus the objectives for Subareas 1 and 2, the City is continuing work on a set of Design Guidelines for the Downtown and Beach Neighborhoods and integration of development standards for these subareas into the Zoning Code Update.

Circulation Element

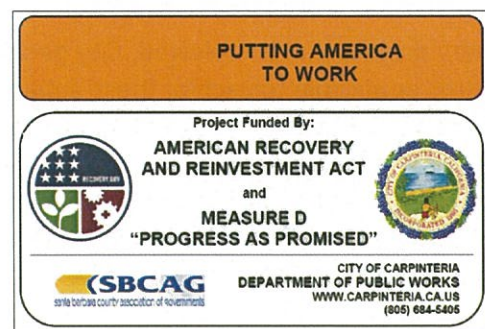
The Circulation Element describes the existing transportation network and how future transportation needs can be accommodated. Provisions for the use of alternative modes of transportation, including bicycle and pedestrian circulation, are also included in the Circulation Element. The purpose of the Circulation Element is to designate an efficient system of streets and highways that will provide adequate linkages between land uses in the City. This Element complements the Land Use Element by contributing to the achievement of the economic, physical and social goals of the community. The Circulation Element also addresses pedestrian and bicycle circulation throughout the City. The Circulation Element also implements costal access policies as required by our Local Costal Plan.

The City of Carpinteria seeks to improve the community's ability to access U.S. 101 and areas north of the freeway through the improvement of interchanges. The City has coordinated with Caltrans and the Santa Barbara County Association of Governments (SBCAG) on several projects to improve freeway accessibility and circulation throughout the community. The following list includes the highway interchanges and bridges project proposals under review by the City in 2012:

- Reconstruction of the Linden Avenue and Casitas Pass Road Interchanges
- Extension of Via Real from Bailard Avenue to Linden Avenue
- Reconstruction of the Highway 101 bridges over Carpinteria Creek
- Widening of Highway 101 from Mussel Shoals to the Carpinteria Creek bridges
- Widening of Highway 101 from the Carpinteria Creek bridges to Montecito
- Carpinteria Avenue Bridge and Carpinteria Creek Reconstruction

Carpinteria aims to provide a balanced transportation network with consistent designations and standards for roadways that will provide for the safe and efficient movement of goods and people through the community. With new development, the City works to improve circulation and enhance safe and efficient traffic patterns. The City supports various forms of alternative transportation, to serve the wide variety of needs of both residents and visitors.

The City subsidizes the local shuttle service, which provides inexpensive bus service within the core of the City. The City also supports the MTD and Vista Bus services which connect with neighboring Santa Barbara and Ventura areas, supporting work force commutes and tourist traffic. In addition, special services are provided to aid disabled and elderly residents, like HELP, Easy-Lift and other forms of para-transportation. The Circulation Element is supported by these services which provide alternatives to traditional automobile transportation. These forms of alternative transportation also improve access to coastal resources like local beaches and City parks.



City of Carpinteria staff meets with Caltrans staff regularly to discuss local projects related to Highway 101 and their effect on the local road system. These discussions include improvements to the Casitas Pass Road and Linden Avenue interchanges, the extension of Via Real and the addition of High Occupancy Vehicle (HOV) lanes on Highway 101. Each project also addresses pedestrian and bicycle access through the City and connecting to adjacent communities in the region.

Street maintenance and right-of-way enhancements are an ongoing effort for Public Works. In 2012, planning continued for the Pavement Rehabilitation Project (PRP) funded by the American Recovery and Reinvestment Act. The PRP includes road surface rehabilitation such as new striping, pavement marking and localized repairs in existing pavement segments of Casitas Pass Road, Carpinteria Avenue, Santa Ynez Avenue and Sandyland Road. The City also began efforts to create a Pavement Management Program that would be used to establish baselines and improvement strategies to repair and replace aging street infrastructure over time.

The Public Works Department has also continued planning efforts for improvements to the intersection of Third Street and Ash Avenue including improvements to storm drains, parking and handicapped accessibility.

The City of Carpinteria aims to support and develop safe, direct and well maintained bicycle and pedestrian systems that serve all segments of the public. Carpinteria has developed safe and direct pedestrian and bicycle accessibility between residential areas, schools, parks and shopping areas; provided safe mobility for the physically handicapped through the design of street improvements and public facilities; provided continuous sidewalks in priority locations for safe pedestrian circulation; and promoted alternative transportation. A variety of projects have received funding and are expected to be completed in the near future;

- Ninth Street Pedestrian Bridge rehabilitation project (Regional Bicycle and Pedestrian Improvements);
- Concha Loma/Calle Ocho intersection and crosswalk improvements (Safe Routes to School);
- Carpinteria Avenue/Santa Ynez intersection improvements (Safe Routes to School);
- Rincon Trail Project (Regional Bicycle and Pedestrian Improvements); and
- Carpinteria Bicycle Master Plan (Regional Bicycle and Pedestrian Improvements).

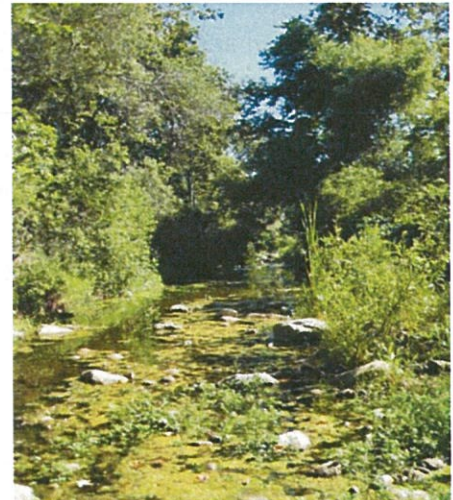
Open Space, Recreation & Conservation Element

This combined element describes the community open space, recreation and natural resources that the City manages. This includes natural open space areas, outdoor recreation areas, water habitats, plant and animal life, agricultural land, scenic and cultural resources, and management of open space for public health and safety. The Progress Report discusses the role of the City's Parks and Recreation Department in implementing policies and objectives outlined in this element of the General Plan.

The City wishes to maintain the existing trail system and to also provide additional recreation and access opportunities by expanding the trail system. In order to meet the needs of the community and visitors to the City, Carpinteria desires to provide adequate park and recreation facilities.

Carpinteria has a variety of natural resources that have local, regional and statewide significance such as wetlands, riparian areas, coastal bluffs and tidal areas. The City's policies support the preservation and conservation of environmental resources to maintain the quality of the environment and the character of the community. The City has adopted policies that provide for clean air, water and soil; adequate protection of plant and wildlife habitats; maintenance of visual resources; and preservation and enhancement of special resources including beaches, recreation areas, trails, marshland, creekways, habitat areas and agriculture. The Open Space, Recreation, and Conservation Element implement various components of the Local Coastal Plan, including coastal access and resource protection.

This element is supported by a variety of objectives such as to protect, preserve and enhance local natural resources and habitats and preserve the natural environmental qualities of creekways and protect riparian habitat. The City of Carpinteria encourages and promotes open-field agriculture as an independent, viable industry aimed at meeting the needs of present and future populations and to preserve the Carpinteria Valley's rural, open space character. Carpinteria seeks to conserve all water resources, and protect the quality of water.



Carpinteria Creek

Environmentally Sensitive Habitat

The City's Land Use Map designates environmentally sensitive habitat areas within and surrounding Carpinteria. These natural areas are often protected as open space and/or recreational zones. The City's Parks and Recreation Department is involved in seeking ways to enhance the City's parks and preserve open spaces.

During 2012, the Community Development Department, along with Fish and Game and the Public Works Department, worked with private property owners to remove invasive and

nonnative plants like bamboo and grasses placed within the creek corridor near the 8th Street Bridge restoration area. City staff continues efforts to reduce physical impact within known habitat areas.

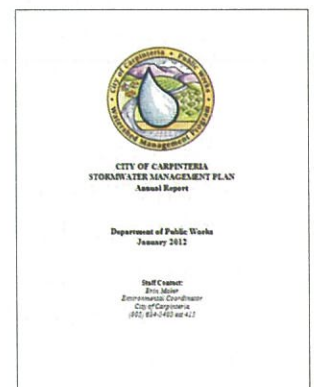
The City of Carpinteria continues to be an active member of the Carpinteria Creek Watershed Coalition (CCWC) and works with the other Coalition members to continually improve the habitat quality of the Carpinteria Creek watershed and raise awareness throughout the community of these ongoing efforts. Activities for 2012 include three creek clean-ups, a public celebration of the CCWC's 11-year anniversary and undertaking two habitat restoration educational activities.

Through protection of local creek resources and improvements to infrastructure, like creek crossings and bridges, along with efforts of other local agencies like the Creek Coalition, the County's Agricultural Commissioner, and many volunteer organizations, the City has implemented both habitat protections along with improved public access to areas of natural priority. These efforts support the policies and goals of the General Plan and Local Coastal Plan.

Other associated projects taking place in the watershed include the County Agricultural Commissioner's office's ongoing Giant Reed (*Arundo donax*) removal project, which sought out and retreated any re-sprouting patches of the bamboo-like weed in the creek, and the County Flood Control District's incremental removal of the Lillingston Debris basin from the upper reaches of the Carpinteria Creek branch of the watershed.

In 2012, the City continued its work in cooperation with the Santa Barbara County Agricultural Commissioner's Office to remove invasive species from the banks of Carpinteria Creek. City staff also worked cooperatively with and as a member of the Carpinteria Creek Watershed Coalition (CCWC). The Coalition members share the long-term goals of protecting and restoring habitat, improving water quality, providing public education, providing public access to the creek (where appropriate) and restoring steelhead trout to the watershed. The Carpinteria Creek Watershed Management Plan provides a framework for implementing various projects to achieve the Coalition's goals. A number of restoration projects along Carpinteria Creek have been accomplished over the past few years as a result of this group's efforts.

In implementation of the City's Stormwater Management Program, the Annual Report was published in January 2012. The plan reported the activities of the previous year to provide public outreach and education about the Program, City identification of source pollution, and reduction of illicit discharge into the creeks and storm drain systems. The Report also summarizes plans and actions that the City is currently planning to achieve in the upcoming years. The report included explanation of improved outreach to local business owners regarding storm water concerns.



Primary Resources

Open space, including undeveloped land and open-field agricultural land,

surrounds the City and creates a “greenbelt” that clearly defines an urban growth boundary. Although no greenbelt has been formally created, it exists due to Coastal Act policies that limit conversion of prime agricultural land to development. In addition, the City of Carpinteria continues to support local farmers at the City’s weekly farmers’ market held in downtown Carpinteria. Additionally, in reviewing the Caltrans proposal to reconstruct the Casitas Pass Road interchange and extend Via Real, the City has been working diligently to ensure that impacts to agriculture are minimized such that the open space character is not entirely lost even when major infrastructure projects are needed to improve circulation and traffic flow in the City.

The City approved a Storm Water Management Program (SWMP) in response to a State Water Resources Control Board Water Quality Order for Phase II of the National Pollutant Discharge Elimination System (NPDES). The goal of the SWMP is to protect public health, the environment and water quality from the impacts of storm water runoff. The SWMP outlines a program comprised of strategies and guidelines for the protection of water quality and reduction of pollutant discharges to the maximum extent practicable. The SWMP has been developed to comply with Phase II NPDES Permit requirements, applicable regulations and Clean Water Act mandates. It documents what the City is currently doing under existing practices to comply with the NPDES permit and identifies a path forward to expand the program and modify practices based on changes to regulations or available information. This SWMP outlines activities to be implemented during the five-year NPDES permit period beginning in 2009 and terminating in 2014.



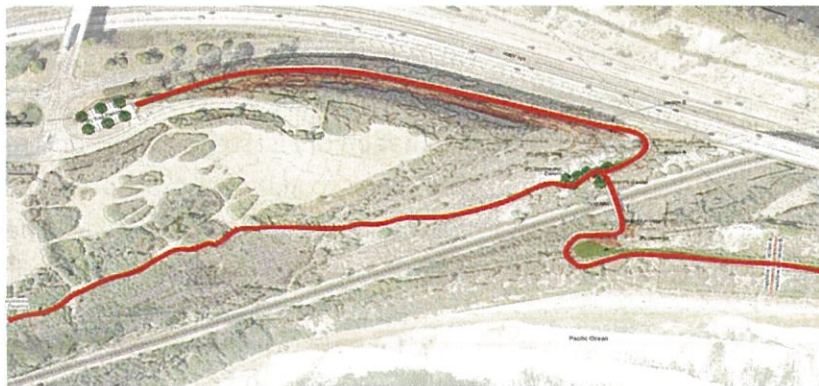
The City also works closely with the Carpinteria Valley Water District (CVWD) to implement water policies deemed appropriate and necessary by the CVWD. The City is continually looking for opportunities to acquire undeveloped property within or adjacent to Carpinteria Creek. In doing so, Carpinteria can preserve important riparian habitat, reduce urban runoff into the creek and maintain an undeveloped riparian corridor for aesthetic and wildlife movement purposes, as well as for contributing to ocean water quality.

Other Resources

Within Carpinteria, there are several types of recreation-oriented open spaces, including areas that are located in and maintained by the City, private entities and state or county agencies. The City operates approximately 100 acres of parkland. Each park is unique, but most offer some visitor amenities such as picnic facilities, restrooms, ball fields or children’s play structures.

The Parks and Recreation Department continues to conduct a variety of pool and ocean recreation programs for youth and adults. In 2012, the Junior Lifeguards Program was well attended and the Ocean and Pool Lifeguard program successfully staffed all shifts at the community pool and the City Beach. LED lighting upgrades were installed at the Community Pool to increase efficiency and reduce costs. The Park and Recreation pool staff conducted several hundred swim lessons to Carpinteria Unified School District students and area residents. The Carpinteria Triathlon celebrated its 15th anniversary in September and attracted novice and elite athletes and spectators from all over the country. The Beach Store, located at the intersection of Linden Avenue and Sandyland Road, was able to provide updated merchandise and food to beachgoers for the summer of 2012. Ongoing use of the City's fields for adult and youth soccer, softball and baseball remains at high levels as these activities are very important to the local and visiting community. All of these events and activities support the community goal of providing adequate park and recreation facilities for residents and visitors.

Additionally, the Parks and Recreation Department continued efforts to study the feasibility of a trail connection between the Carpinteria Bluffs Nature Trails (Coastal Vista Trail) and Rincon County Beach Park. The trail would reduce trespass on the railroad, reduce bicycle traffic on the freeway and improve access to the coastline. The study was funded through a grant from the County of Santa Barbara's Coastal Resource Enhancement Fund (CREF) program. The project, once completed, will improve public access to local coastal resources.



Rincon Trail Draft Plan

Safety Element

The Safety Element contains a description of those natural and human-induced environmental issues that may constitute certain levels of risk to the public. City policies minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from natural hazards. The Element identifies several issues related to natural hazards including seismically induced hazards, slope stability hazards, soil hazards, flood hazards, fire hazards and hazardous materials. Through the development review and environmental review process, the City ensures that development meets the standards set forth in the Safety Element.

Emergency Preparedness

In the arena of emergency preparedness, the City has an Emergency Operations Plan (EOP) which includes the Standardized Emergency Management System (SEMS) and multi-hazard function plan. Many City staff members have been trained in National Incident Management System (NIMS), which was integrated into the City's EOP. This training included online learning programs, classroom sessions with experts in emergency management and response, and culminated in an all-day drill to test and reinforce all of the knowledge and skills learned throughout the training.

The City of Carpinteria plans and administers preparedness and response programming for all types of man-made and natural disasters that may occur within the City and surrounding areas. In 2012, the City continued to leverage an emergency preparedness grant received from the Orfalea Fund's "Aware & Prepare Initiative," which has supported a public education and awareness campaign called "Don't Panic! Prepare" Additionally, City staff actively serve on county-wide committees that facilitate the coordination of disaster planning and response efforts; maintain and update city-wide emergency plans; conduct disaster preparedness and response trainings and exercises for City staff and residents; and participate in other activities that enhance the City's and residents' ability to prepare and respond to disasters and emergencies.

Through the Aware & Prepare Initiative emergency preparedness grant, the City conducted 11 disaster preparedness workshops in 2012, reaching almost 400 local residents with critical disaster preparedness information. Each of these residents received a starter emergency supplies kit and a "survival guide" with life-saving tips on how to respond before, during and after a disaster occurs. Over 1,900 residents have been reached since the inception of the "Don't Panic! Prepare" program in 2008.



The City of Carpinteria Annex to Santa Barbara County 2011 Multi-Hazard Mitigation Plan was adopted by the City Council in April 2012. Additionally, the Annex was formally approved by FEMA in May 2012. This Annex is updated every 5 years, in accordance with the Disaster Mitigation Act of 2000.

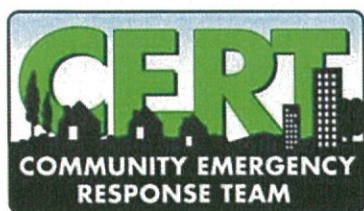
In September 2012 the City hosted “Preparedness in the Plaza”, a multi-agency community preparedness event at Casitas Plaza. This successful event reached over 1,200 local residents and involved 31 agencies and 11 eleven volunteers. Additionally, 14 local business donated funds, discounts and give away items to the event.



In 2012, several trainings were offered to City employees to increase their knowledge and ability to respond to local disasters. Focused attention was placed on training employees for their role as disaster services workers and to increase understanding of the Incident Command System. The City partnered with the Sheriff’s Department to provide an Emergency Response Operations training, a Critical Employee Preparedness & Planning session and a City Hall Emergency Action Plan review. Additionally, the City partnered with the County Office of Emergency Management to train management employees in the use of WebEOC, a new web-based communication tool used during EOC operations.

A citywide multi-agency tabletop earthquake drill was held in November 2012. The City, CSFPD, Sheriff’s Department, Water District and Sanitary District had representatives on the planning committee. This drill tied into a larger statewide Public Health Drill. The City Drill involved interactions with both the Public Health Department and County Office of Emergency Management and locally, engaged 11 City employees and 7 representatives from other agencies.

As part of ongoing efforts to prepare for and mitigate the impact of a potential tsunami event, nine tsunami hazard zone signs were placed in strategic locations in and around the City’s tsunami inundation zone. Tsunami hazard zone signs are being placed in coastal communities throughout the state to serve as a reminder of potential risks for people who are entering vulnerable areas.



During 2012, the City continued efforts to provide Community Emergency Response Training (CERT) to local residents and community members. The CERT program offers individuals training in areas such as emergency preparedness, fire

suppression, medical operations, search and rescue, terrorism and disaster psychology. In 2012, 11 residents participated in a CERT Academy that was held as a joint effort by the City, Carpinteria- Summerland Fire Protection District and Sheriff's Department. Since 2006, more than 235 individuals have participated in this critical training program in Carpinteria.

As part of ongoing efforts to ensure the City is prepared to respond to emergencies and is taking active steps to mitigate these threats, City staff actively monitor and update local emergency plans, such as the Emergency Operations Plan (EOP), which includes the Standardized Emergency Management System (SEMS), and the local Hazard Mitigation Plan. Additionally, City staff receives training on critical subjects, such as the National Incident Management System (NIMS), which was integrated into the City's EOP, SEMS, the Incident Command System, the National Response Framework and emergency preparedness. These trainings include online learning components, classroom sessions with emergency management and response experts, and culminate in drills and exercises to test and reinforce the knowledge and skills learned throughout the trainings.

Flood Hazards

Carpinteria desires to minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding. Due to the unique topographic features of the Carpinteria Valley, flooding risks exist in the beach neighborhood and creek-adjacent areas.

In 2005, the Federal Emergency Management Administration (FEMA) released updated flood maps depicting the 100-year flood plain and the Flood Insurance Rate Map (FIRM). The City submitted a detailed flooding study to FEMA for formal review and issuance of a Letter of Map Revision (LOMR) in 2008 as the 2005 FEMA map was not accurate for the area within the City jurisdiction. An updated FIRM map was delivered in 2009 and is now in use in the City. This updated map clarifies what properties are in the flood zone and are therefore required to obtain flood insurance and comply with minimum finish floor elevations to avoid flooding impacts to new development. Through permit review processes, development has been required to meet minimum standards to meet or exceed anticipated flood levels to reduce risk and potential loss of life and structure due to flood hazards. During 2012, the City began acting as the Flood Plain Manager for the City, previously managed regionally at the County Flood control District. City staff continues to work with FEMA in updating and correcting recent Flood Insurance Rate Maps, released late in 2012.



Noise Element

Carpinteria is affected by several different sources of noise, including automobile and rail traffic, agricultural and industrial activity, ocean waves and wind, and periodic nuisances such as construction, loud parties or other events. The Noise Element identifies these sources and provides goals and policies that ensure that noise from these sources does not create an unacceptable noise environment. The City believes that controlling noise sources can substantially improve the quality of life for residents as well as visitors to the City.

A main goal of the Noise Element is that the City will minimize noise impacts of Highway 101 traffic on residential and other sensitive land uses. To achieve this goal, the City requires that proposed development along the Highway 101 corridor construct noise attenuation features to ensure that new development will not be significantly impacted by traffic noise. This is achieved through the preparation of a site-specific noise study which typically provides recommendations for construction techniques that will mitigate noise impacts for development near Highway 101. When reviewing proposals for highway improvements such as the High Occupancy Vehicle Lanes proposed by Caltrans, noise studies are used to develop mitigation measures to ensure that new traffic patterns or increased traffic volumes will not significantly affect nearby residents. In the recent review of a freeway project to add a High Occupancy Vehicle (HOV) lanes from Mussel Shoals in Ventura County to just north of the Bailard Avenue Interchange, residents along Via Real were given the opportunity to vote on whether sound walls should be constructed to minimize noise from the new lanes. Given the importance of ocean views from these residences and the relatively minor increase in noise anticipated from the project, property owners opted not to have walls built and instead suggested that other methods such as noise-reducing pavement material be used to address noise impacts.

The City of Carpinteria attempts to minimize the adverse effects of traffic-generated noise from City streets on residential and other sensitive land uses. To implement this objective, the Public Works Department has replaced worn or deteriorating asphalt roads with rubberized asphalt to reduce street noise from vehicle traffic. These pavement replacement efforts are ongoing throughout the City.

The City of Carpinteria seeks to minimize noise spillover from industrial operations into adjacent residential neighborhoods and other sensitive uses. Through the development review process, the City analyzes the location of industrial and commercial truck access on property adjacent to residential areas and makes recommendations during site planning to mitigate noise spillover onto sensitive uses. Through the Code Compliance Division, City staff also responds to noise complaints from neighbors located near commercial or industrial operations.

The City desires to minimize the effects of individual sources of noise (such as loud parties,

events, high school football games and construction) on sensitive land uses. Through amendments to the Municipal Code, the City has placed limitations on the days and hours during which construction may occur in order to protect sensitive land uses. In addition, the Municipal Code grants the Community Development Director and Planning Commission authority to impose more restrictive construction hours as a condition for approval on permits.

Public Facilities and Services Element

Local government supplies essential public services, provides for the general welfare of the community and implements regulations in the interest of public health and safety. Preparing for and planning how to accomplish these tasks is addressed in the Public Facilities and Services Element. The Element evaluates the major public and private services and facilities in the Carpinteria Planning Area and includes policies and objectives to plan for future needs.

In addition, the Public Works Department opens its Antifreeze, Batteries, Oil and Paint (ABOP) Center two weekends each month to provide free services for community members to recycle these types of materials. The ABOP facility is part of the City of Carpinteria and County of Santa Barbara joint effort to reduce the risk of hazardous waste in our landfills and in the environment. The City also hosts an annual Household Hazardous Waste Collection Day in April. Carpinteria residents have the opportunity to safely dispose of hazardous chemicals, cleaning products, used oil, solvents, universal and electronic waste such as computer screens, televisions, household appliances and fluorescent, mercury and other gas filled tubes. At City Hall and all City facilities, paper, plastic and aluminum are recycled on a regular basis to set an example for recycling.

The City wishes to maintain the best possible police and fire safety services for the community. The City implements development review procedures that incorporate fire district and law enforcement interaction at the earliest possible point in the process. The City conducts meetings, with the local agencies regarding development to ensure that adequate consideration is made for the concerns of various issues within the community. Through these Interdepartmental Agency Meetings (IDAG), projects are reviewed in their early stages to anticipate concerns and issues which may impact their design or eventual build-out. Development proposals are transmitted to the Carpinteria-Summerland Fire Protection District for recommendations relating to fire safety. These recommendations are incorporated into a master set of conditions required for the approval of a project. The City's law enforcement personnel review special event permit requests, Temporary Use Permits and attend staff meetings with the Code Compliance Division to review issues such as graffiti, vandalism and homelessness. These regular staff meetings occurred throughout 2012 and provide ongoing communication between all staff members who enforce the Municipal Code and in particular with the Community Resources Deputy who often patrols on bicycle and maintains ongoing communication with the schools and local businesses.

Carpinteria desires to ensure adequate service systems for the transmission, treatment and disposal of sewage and wastewater as well as the disposal of trash, green waste and recyclable material. Development proposals are transmitted to the Carpinteria Sanitary District for recommendations related to sewage and wastewater. These recommendations are

incorporated into a master set of conditions required for the approval of a project. In 2010, the City worked with the Carpinteria Sanitary District to review and comment on an environmental document for the District's plans to replace an existing sewer line within the Carpinteria Bluffs area and reroute the line into the right-of-way of Carpinteria Avenue. The project began construction in 2011 and was completed in 2012.

The City seeks to provide a high quality and broad range of public services, facilities and utilities to meet the needs of all current and future residents of the Carpinteria Planning Area. In 2012, the City continued to work in partnership with Southern California Edison on a number of energy efficiency projects to improve the performance of facilities while being cost effective and also more environmentally friendly. LED streetlights were installed at Monte Vista Park and along Linden Avenue throughout the Downtown area. LED lights were also installed around the Seal Fountain, in planters and near flag poles on Linden Avenue. The energy efficient lighting has reduced costs to the City and reduced energy use, contributing to a reduction in greenhouse gas emissions that affect air quality throughout the region.

Housing Element

The Housing Element is prepared in accordance with State and Federal Law to identify policies and guidelines that implement City goals to provide and maintain safe and affordable housing for households in all economic sectors. Goals and objectives support affordable housing programs, rehabilitate aging housing stock and provide services to prevent homelessness. The Housing Element Update was adopted by the City Council in September 2011 and certified by the State's Housing and Community Development Department on October 7, 2011.

The 2012 Annual Housing Report and City Council staff report is attached as Exhibit A. The document was transmitted to the State Department of Housing and Community Development prior to the April 1, 2012 deadline.

V. General Plan and Zoning Code Update

The General Plan was adopted in April 2003. The General Plan vision process included planning and goal strategies to plan for the year 2020.

The Zoning Code was adopted in 1981. Over the course of the past few years, various Zoning Code modifications have been made to adopt new codes or amend codes to meet current needs and standards. The City of Carpinteria Community Development Department is developing a comprehensive Zoning Code Update that will be released for public review during the summer or fall of 2013. The draft Zoning Code will include regulations that had previously been developed for the Downtown and Beach Neighborhood Specific Plan. Through various rezoning efforts, the new Code will also remedy discrepancies between the current 2003 General Plan Land Use Designations and the original 1981 Zoning Designations.

VI. Goals, Priorities and Objectives

The City of Carpinteria aims to implement the priorities and objectives outlined in the General Plan throughout various activities and functions of local government. Many of the goals outlined for the future of the City are reviewed annually through the City's Work Program process whereby the City Council adopts strategies and goals to direct the staff work effort for the upcoming calendar year. In this way, the implementation of the General Plan is an ongoing endeavor. Some of the primary goals to implement over the course of the next few years will include the following:

- Update Zoning Code and zoning maps to reconcile inconsistency with General Plan Land Use designations and zoning designations and incorporate Specific Plan Elements to address development in the Downtown and Beach Neighborhoods;
- Update Municipal Code to address updated Storm Water Quality Regulations;
- Conduct Public Outreach and Surveys to determine public perspectives and priorities for local government services;
- Develop and adopt a Sustainability Plan to include a community, environment, and economic focus;
- Implement the Open Space Master Plan for the Carpinteria Bluffs;
- Continue development of the Coastal Vista Trail and California Coastal Trail through Carpinteria;
- Continue efforts to implement Neighborhood Preservation Committee recommendations; and
- Develop an Integrated Pest Management Program.

The 2012 Work Plan Accomplishments Table from the 2013 City of Carpinteria Annual Work Plan is attached as Exhibit B.

VII. Conclusion

The General Plan Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2012 that worked towards implementing the City's General Plan. The City has worked to progressively implement the policies outlined in each element of the City's guiding planning document as outlined in the various sections of this Progress Report. The General Plan represents the community's collective vision for preserving and improving the quality of life in the Carpinteria Valley. Only minor revisions aside from the Housing Element Update have been implemented over the past several years since the General Plan / Coastal Land Use Plan Update was adopted in 2003. As noted by the accomplishments set forth in this document over the course of 2012, the City has implemented many of the collective goals and policies identified in the General Plan. The ideas, proposals and suggestions that have come to the City have all furthered the City's goal to preserve and improve the quality of life for the community. The City will continue its efforts in this regard.

Appendix A

City Council Adoption of 2012 Annual Housing Element Progress Report

City of Carpinteria



2012 Housing Element Annual Progress Report



March 2013

CITY OF CARPINTERIA

2012 Housing Element Annual Progress Report

INTRODUCTION

Pursuant to §65400 of the Government Code, Community Development Department staff prepares an annual report to the City Council on the status of the General Plan and its Elements and progress being made in implementation. This is an opportunity to review activities and projects of the prior year in the areas of housing development and other programs that implement the City's Housing Element. The City's Housing Element identifies community housing needs and describes how safe, affordable housing can be provided and maintained for City residents. Included in this report are statistics demonstrating progress in meeting regional housing needs.

The City recently adopted an updated Housing Element. The Housing Element was adopted by Resolution No. 5334 by the City Council on September 12, 2011. The State Department of Housing and Community Development certified the Housing Element on October 7, 2011. This update complies with the Housing Element planning period from September 1, 2009 through June 30, 2014. The Housing Element also includes the City's share of the regional housing need for the period from January 1, 2007 through June 30, 2014.



Lagunitas Model Condominiums

2012 Housing Highlights

In 2012, nine new residential units were completed. This resulted in a net gain of nine residential units for the City. Site development plans for these units were reviewed by the City's Architectural Review Board and Planning Commission to ensure that residences were designed to be compatible with existing residential development in the community in general. Tables I – IV, shown on pages 13 and 14 of this report, include a breakdown of new and replaced residential units. This report includes a copy of the Annual Element Progress Report as Attachment A. The report also discusses many projects that are currently in the planning process. The Cumulative Project Map has been included as Attachment B which lists many of the future projects that we expect to be constructed in the coming years.

To address the needs of low income households, the City worked with Peoples' Self-Help Housing to reserve HOME and Community Development Block Grant (CDBG) funds to assist in the acquisition of a property at 1300 Dahlia Court for development of multi-bedroom, multi-family apartments that will be affordable to low and very low income households. The Dahlia Court Expansion project sponsored by Peoples' will provide an additional 33 units of income restricted rental housing for Carpinteria in addition to the existing 55 units already onsite.

The development helps the City provide housing for special needs groups as many of the existing and future residents of the Dahlia Court Apartments are agricultural employees who work in the unincorporated agricultural lands surrounding the City. This project was approved by the Planning Commission in May 2010; construction commenced in spring 2012 and is expected to be completed in summer 2013.

City staff also worked closely with Peoples' Self-Help Housing on the Casas de las Flores Apartments. This 43-unit affordable development will provide housing for low and very low income households. The apartment units and community center will replace 47 existing travel trailers which have provided temporary housing. The Planning Commission approved this project in December 2010. Construction is expected to commence in fall/winter 2013.

The City continues to provide various forms of assistance to increase housing opportunities in Carpinteria. In 2012, staff continued to develop the Workforce Housing Down Payment Loan Program. The program is funded by the 2011 Development Agreement that allowed the conversion of five affordable residential units at Lavender Court to a payment of \$571,000 to the City's Affordable Housing Trust Fund. Like an in-lieu fee, the funds will be used to develop a down payment loan opportunity for families purchasing homes in the City of Carpinteria. The City expects to release the program in spring 2013 and has funding to support loans for eight to ten households.



Casas de Las Flores Apartments

Via Real - Street Elevation

Housing Element

The Housing Element is organized into two sections which describe the goals and objectives of the City in addressing the community's housing needs. The Housing Element also includes Technical Appendices with detailed information to document compliance with the Government Code. Section 2 of the Housing Element is organized by the five primary program categories which are to be implemented during the planning period. The document also contains a Housing Program which describes 21 specific housing programs that the City will implement to realize the goals of the Housing Element. This report briefly explains the housing programs and overall goals and objectives and explains how the City implemented them throughout 2012.

Program Category 1: Adequate Housing Sites - Actions to make sites available to accommodate RHNA.

Housing Needs Summary

The Santa Barbara County Association of Governments (SBCAG) allocated a housing need to the City of 305 housing units for the current Housing Element cycle. Housing Element Table 2-3 shows the City's share of the regional housing need across five income categories.

*Housing Element Table 2-3
Share of Regional Housing Needs
January 1, 2007 - June 30, 2014*

<i>Income Category</i>	<i>2007-2014</i>	
	<i>Number</i>	<i>Percent</i>
<i>Extremely Low</i>	<i>33</i>	<i>10.8%</i>
<i>Very Low</i>	<i>37</i>	<i>12.1%</i>
<i>Low</i>	<i>52</i>	<i>17.1%</i>
<i>Moderate</i>	<i>55</i>	<i>18.0%</i>
<i>Above Moderate</i>	<i>128</i>	<i>42.0%</i>
<i>Total:</i>	<i>305</i>	<i>100.0%</i>

Source: Santa Barbara County Association of Governments, Final Regional Housing Needs Allocation Plan – Planning June 19, 2008.

Goals

- *Attain additions to the housing supply that meet the housing needs of all economic segments.*
- *Maintain a jobs-housing balance or ratio within the .75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies

- *Adequate Sites: Provide sufficient sites in the General Plan/Coastal Plan and zoning map to meet the housing needs allocated to the City by the Regional Housing Needs Allocation (RHNA) Plan 2007-2014.*
- *Housing Types: In the General Plan/Coastal Plan and implementing ordinances provide for a mix of housing types consistent with the City's needs, including single family detached and multiple family housing.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the Regional Housing Needs Assessment.*

Objectives

- *The housing production objectives for the January 1, 2007 through June 30, 2014 RHNA period are as follows:*

<i>Income Group</i>	<i>Housing Units</i>
<i>Above Moderate</i>	<i>181</i>
<i>Moderate</i>	<i>55</i>
<i>Lower</i>	<i>74</i>

The above moderate income housing units include 75 constructed units and 106 approved housing units in the Lagunitas and Green Heron Spring developments.

The 55 moderate income units include infill development on vacant and underutilized sites and second unit development.

The lower income units include the Dahlia Court Expansion Project (34 units) and Casas de las Flores (43 units). When the term "lower" income is used, it refers to the three income groups below 80% of the median income: extremely low, very low and low.

Result

The City annually updates an inventory that details the amount, type and size of vacant and underutilized residentially zoned parcels to assist developers in identifying land suitable for residential development. The City also reports on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone sufficient sites to accommodate the City's RHNA. The City also works with developers to ensure that appropriate lot densities are used when planning new development.

In 2012, Building Permits were issued for the Fifth Street Duplex project where the City and developer worked to increase the density of an existing single family dwelling site to a duplex site, thereby adding one new rental unit to the City's residential inventory. Construction is expected to commence in 2013.



Fifth Street Duplex

In 2012, construction continued on the Seventh Street Cottages. The project consists of an infill lot where four dilapidated detached rental units were demolished and replaced with two triplex buildings, resulting in a net increase of two rental units. The project also included rehabilitation of two additional detached rental units on the site. Both the Fifth Street Duplex and Seventh Street Cottages serve as positive examples of infill development in keeping with many of the small beach style units planned for in our General Plan and Housing Element.

Program Category 2: Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate income households. The term “development” includes providing for affordability covenants in existing housing and construction of new affordable housing units.

Goals

- *Attain a housing supply that meets a variety of housing needs.*
- *Attain a housing supply that meets the needs of extremely low, very low, low and moderate-income households.*
- *Attain a housing supply that meets the needs of special population groups.*

Policies

- *Infill Development: Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage infill development.*
- *Infill Development: Promote the development of second units consistent with the State law and the City's second unit ordinance.*
- *Housing Unit Sizes: Provide for a range in the number of bedrooms in assisted housing developments so as to help meet the needs of various household types and special needs populations.*
- *Housing Unit Sizes: Encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.*

- *Rental Assistance: Continue participation in the County of Santa Barbara's Housing Authority's Section 8 program as the primary means to address the City's rental assistance needs.*
- *Rental Assistance: Allocate HOME funds and In-lieu Fees to state and federally assisted housing that provides rent restricted units in existing and/or new residential developments.*
- *Acquisition and Rehabilitation of Rental Housing: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited, to: (a) technical support needed to obtain funding commitments from county, state and/or federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.*
- *Critical Workforce Housing: Implement "set-aside" policies for critical workforce occupations. New housing developed through the Inclusionary Housing Ordinance, current and future Development Agreements and other appropriate Housing Element programs should set aside a percentage of the units for households employed in critical workforce occupations. Examples of critical workforce occupations are law enforcement, firefighters, nurses, teachers and local government.*
- *Farm Employee and Supportive Housing: Allocate In-lieu Fees for predevelopment activities, including state and/or federal funding applications, to support the sponsors of farm employee housing and supportive housing for special needs populations.*
- *Shelter for the Homeless: Support countywide programs to provide for a continuum of care for the homeless including emergency shelter, transitional housing, supportive housing and permanent housing.*
- *Homeless Persons and Families: Allocate CDBG funds to agencies assisting homeless persons and families to meet shelter and non-shelter needs.*

Objectives

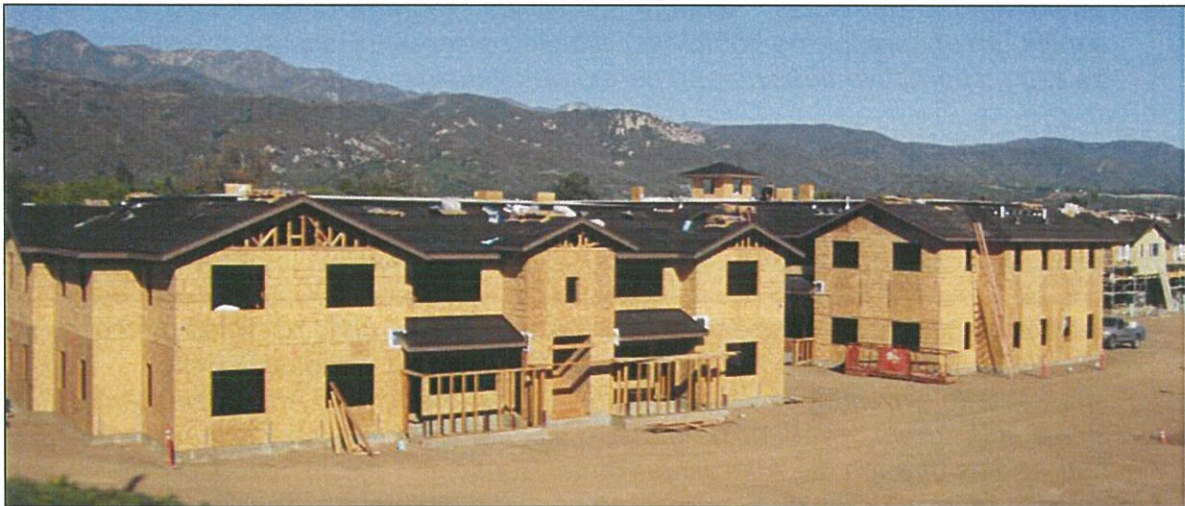
- *Provide Section 8 rental assistance to maintain the 87 units operated by the County of Santa Barbara Housing Authority. Produce 28 housing units affordable to extremely low income households through the Affordable Rental Housing Program. Produce 33 housing units affordable to very low income households through the Affordable Rental Housing Program. Produce 48 housing units affordable to low income households through the Affordable Rental Housing Program. The Section 8 objective is the same as the current number of assisted households. The housing production objective includes housing to be provided in three affordable housing developments.*
- *Provide affordable rental housing. The Affordable Rental Housing allows the City to partner with local nonprofit organizations to complete new and rehabilitation*

projects which will provide additional rental opportunities in the City. The City provides additional incentives to developers able to construct affordable housing through fee reductions, waivers and deferrals, reduced parking requirements, donation of property, funding support, and support in application for tax credits.

Result

The City continues to work with Peoples' Self-Help Housing through the construction and inspection process as Dahlia Court Apartments Expansion Project continues through 2013. The project will provide 33 additional affordable rental housing units, many with multi-bedrooms to serve the needs of lower income families. The City has supported the project through allocations from HOME and CDBG funds, a donation of land for the project, assistance with tax credit applications, reduction in parking requirements and a reduction of Development Impact Fees. The Dahlia Court project serves as a good example of infill development, making use of an existing abandoned right-of-way which was donated to Peoples' by the City adjacent to the existing Dahlia Court Apartments development, a public park, single and multi-family development and transit stops. The project will provide housing to low, very-low and extremely low income households. The Dahlia Court Apartments Phase II development will provide permanent housing for residents currently living in temporary housing at the Carpinteria Camper Park (also owned by Peoples' Self-Help Housing) who will be moved to Dahlia Court Phase II once it is completed. The project is slated to complete construction in 2013. With the City's assistance in community outreach, both projects were approved in only one hearing with no public opposition and no appeals.

The City continues to assist Peoples' Self-Help in the permit process for future development of Casas de las Flores Apartments, 43 low income apartments and the redevelopment and rehabilitation of Chapel Court Apartments, a 28-unit development located in the downtown neighborhood.



**Dahlia Court Apartments
Under Construction in 2012**

Also within Program Category 2, the Community Development Department implements the Second Unit Program which allows development of secondary dwelling units in the Single Family Residential Zone District. The program allows owners of lots greater than

8,000 square feet in size to be eligible to construct second dwelling units. The program applies to 528 single family residential lots which have adequate lot sizes and do not already enjoy second units. In years past, an average of two second units were permitted annually. During the 2012 period, no new second units were requested or permitted. City staff has considered amending the program to allow development of second units on lots smaller than 8,000 square feet. This option will be pursued in the next Housing Element Update so that more property owners would be eligible to take advantage of this program. The City will continue to educate interested property owners about second unit opportunities.

Program Category 3: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

Goals

- *Address, and to the extent legally possible, mitigate and/or remove governmental constraints to the maintenance, preservation, improvement and development of housing.*
- *Implement land use regulations that facilitate meeting affordable housing needs.*

Policies

- *Facilitating Affordable Housing Development Review: Affordable housing developments shall receive the highest priority and efforts by staff, the Planning Commission and City Council to: (a) provide technical assistance to affordable housing developers, including community involvement; (b) take into account project funding and timing needs in the processing and review of the applications; and (c) provide the fastest turnaround possible in determining application completeness.*
- *Fee Mitigation: Permit on a case-by-case basis fee reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.*

Result

The City continues to assist Peoples' Self-Help Housing as they develop affordable housing in Carpinteria. The City has provided assistance in applying for tax credits and construction loan documents to expedite financing. The City has also implemented a 50% Development Impact Fee reduction for 100% affordable housing projects, to assist in removing governmental constraints to the development of affordable housing. For both the Dahlia Court and Casas de las Flores projects, City staff conducted conceptual review hearings to involve the community early on in the development review process. Both projects were processed through the Architectural Review Board and Planning Commission review processes as high priority to reduce the timeline to project approvals.

Program Category 4: Conserve and improve the condition of the existing stock of affordable housing.

Goals

- *Conserve existing housing important to the community such as apartment rental housing, mobile home parks, and the affordable housing stock.*
- *Maintain the affordability of all existing and future affordable housing developments.*
- *Attain a housing supply free from substandard and deteriorated housing conditions.*

Policies

- *Section 8 Housing: Maintain the numbers of extremely low, very low and low income households that are assisted by the Section 8 rental assistance program.*
- *Apartment Conservation: Conserve apartment rental housing by prohibiting the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.*
- *Mobile Homes, Mobilehome Parks and Manufactured Housing: Conserve mobilehomes, mobilehome parks and manufactured housing as an essential part of Carpinteria's housing supply.*
- *Mobile Home Rents: Continue the Mobile Home Park Rental Stabilization ordinance.*
- *Occupancy Inspections: Conduct occupancy inspections for code requirements for single family residential units and apartment structures when they are sold.*
- *Long-Term Housing Affordability: Establish resale controls and income restrictions to ensure that affordable housing provided through the Inclusionary Housing Program remains affordable over time to the income group for which it is intended.*
- *Maintenance and Repair: Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.*
- *Housing Rehabilitation: Facilitate the rehabilitation of substandard and deteriorated housing where feasible.*
- *Housing Replacement: Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.*
- *CDBG Rehabilitation: Allocate CDBG funds to multi-family rehabilitation programs and retrofitting of existing housing.*

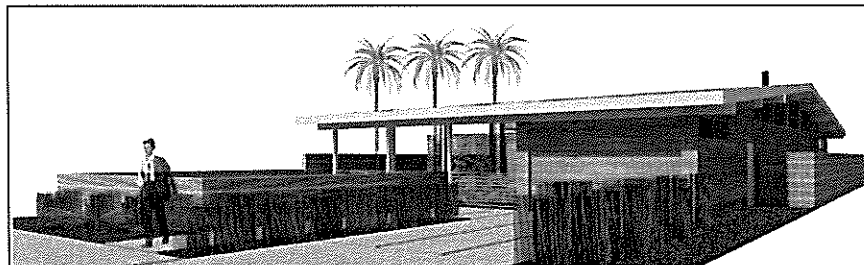
- *Acquisition and Rehabilitation of Rental Housing: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical support needed to obtain funding commitments from County, State and/or Federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.*

Result

Seven mobile homes parks provide housing in the City with a total of 860 mobile home park spaces. Mobile homes are generally affordable by design. The City's Mobile Home Rent Stabilization regulations in part aim to protect the value of mobile homes for tenants of rental parks. The City also allows manufactured homes to be constructed in all residential zones which may reduce construction costs for some developers.

The City completed 55 Inspection on Sale Reports and 27 Single Family Rental Housing Inspections in 2012 (conducted every three years to ensure rental properties are properly maintained). Ongoing Inspections of residential unit sales and rental units serve to maintain and improve the living standard of some of the City's aging rental housing stock and those units being sold on the open market or through foreclosure proceedings. The City continually promotes rehabilitation of substandard residential properties and mandates repairs and renovations as required by the Building Code. For example, in 2012 Code Compliance inspections were completed at the Casa del Sol, Cypress Tree and Tomarla Apartments to resolve infestation concerns, site upkeep, general maintenance and repairs of the rental units to improve living standards and prevent public nuisance concerns in the neighborhood. The City also abated several illegal garage conversions which posed safety concerns and were contributing to many cars being parked on-street rather than in garages or driveways.

Additionally, the City Planning Commission approved the Fifth Street Duplex Project which preserves one existing rental unit and provides one new rental unit on an infill site that was underdeveloped in the downtown neighborhood. The Community Development Department approved a new single family residence to be constructed on a vacant lot at 1137 Church Lane, which will commence construction in 2013. The City is currently processing a variety of applications which would increase the residential density on several vacant or underutilized lots, including a new four-unit condominium project at 4610 Fourth Street that would replace an existing single family home.



Damiani Single Family Residence – 1137 Church Lane

Program Category 5: Promote housing opportunities for all persons.

Goals

- *Attain a housing market with “fair housing choice,” meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, disability and familial status to have available to them the same housing choices.*

Policies

- *Promote Fair Housing: Promote fair housing opportunities through the City’s participation in the County’s Community Development Block Grant Program.*
- *Information and Referral: Promote fair housing through the provision of information and referral services to residents who need help on fair housing issues. This includes referring local residents who want to file a housing discrimination complaint to the appropriate local, county, state or federal agency, depending on the nature of the complaint.*
- *Fair Housing Information: Implement activities to broaden resident knowledge of fair housing law. Specific actions include:*
 - *Provide written material at public locations.*
 - *Provide written material on the City’s website.*
 - *Make information available to property owners and tenants on their rights, responsibilities, and the resources available to address fair housing questions.*
 - *Work with non-profit and service organizations to distribute information to the public.*

Result

The City continues to fund services provided by the City of Santa Barbara Rental Housing Mediation Task Force (RHMTF). The RHMTF provides dispute resolution resulting from landlord, tenant and roommate issues which arise in rental housing situations. The primary goal of the program is to provide an alternative to the formal judicial system and provide legal advice and mediation when disputes arise. The program provides free legal assistance for residents living at or below the poverty line, while also providing general social service guidance for those with disabilities, seniors and victims of domestic violence. During 2012, the RHMTF provided service to 62 Carpinteria tenants and landlords regarding issues related to rental housing situations. In 2013, the SBRHMTF will begin outreach programs in Carpinteria to educate local residents about tenant/landlord rights and to answer housing questions.

Table I: Residential Units Completed In 2012

Project Name	Address	Number of Units	Income Category
Mission Terrace	4872 El Carro Lane	1 SFD	Above Moderate
Lagunitas Homes	1101, 1105, 1109, 1113 and 1117 Calle Lagunitas	5 SFDs	Above Moderate
Lagunitas Homes	1135, 1137 and 1139 Calle Lagunitas	3 MFDs	Above Moderate
Total Residential Units Completed In 2012:		9 (net gain = 9)	

**Table II: Residential Units Building Permits Issued In 2012
(Not Completed in 2012)**

Project Name	Address	Number of Units	Income Category
Lagunitas Homes	6371 - 6399 Lagunitas Court 1116 - 1152 Calle Lagunitas (10 Triplex Buildings)	New: 21 SFDs New: 30 MFDs	Above Moderate
Fifth Street Duplex	4870 Fifth Street	Demo: 1 SFD New: 2 MFDs	Above Moderate
Dahlia Court Expansion	1300 Dahlia Court	New: 33 MFDs	Low/Very Low/ Extremely Low
Maulhardt	5481 Calle Ocho	Demo: 1 SFD New: 1 SFD	Above Moderate
Total Residential Units Approved in 2012:		87 (net gain = 85)	

**Table III: Regional Housing Needs Allocation (RHNA) Progress
(Based on Building Permit Issuance Date)**

Income Group	2007-2014 RHNA	Units Added 2007	Units Added 2008	Units Added 2009	Units Added 2010	Units Added 2011	Units Added 2012	Units Needed
Extremely Low	33	0	0	0	0	0	0	33
Very Low	37	0	0	0	0	0	2	35
Low	52	0	0	0	0	0	31	21
Moderate	55	0	0	0	0	0	0	55
Above Moderate	128	24	56	11	8	11	54	-36
TOTAL	305	24	56	11	8	11	87	144

Table IV: Permitted Units / Constructed Units (gross)

Year	Units Issued Building Permits	Units Completed (Issued Certificate of Occupancy)
2007	32	28
2008	1	61
2009	8	11
2010	6	8
2011	17	13
2012	87	9
TOTAL	151	130

Conclusion

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2012 that worked towards improving the quality and quantity of affordable housing in Carpinteria. As required by state law, the 2009 Housing Element Update was completed and certified in 2011. Given the success of Carpinteria's program, many of the affordable housing strategies will be continued into the next housing cycle with modifications made as necessary to meet the City's regional housing needs.

Attachment A - Annual Element Progress Report – Housing Element Implementation

Attachment B – Cumulative Projects Map / Index

Attachment A

Department of Housing and Community Development Annual Housing Element Progress Report Tables

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Carpinteria
Reporting Period 1/1/2012 - 12/31/2012

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Housing with Financial Assistance and/or Deed Restrictions		7 Deed Restricted Units	8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			Assistance Programs for Each Development	See Instructions		
Dahlia Court Apartments	5+	R	2	31			33	33	HCD/HOME /CDBG /City Land Donation / City DIF Discount / Fed Home Load of SF Affordable Housing Program / TCAC	See Instructions	33	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
	2-4	O				30	30				11	
Lagunitas Homes												
(9) Total of Moderate and Above Moderate from Table A3			2	31	0	23	23					
(10) Total by income Table A/A3			2	31		53	86	33				
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Carpinteria
Reporting Period 1/1/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	21	2				23	13

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carpinteria
Reporting Period 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
	Dead Restricted Non-deed restricted											
Very Low	Dead Restricted						2				2	68
	Non-deed restricted											
Low	Dead Restricted						31				31	21
	Non-deed restricted											
Moderate	Dead Restricted						0					55
	Non-deed restricted											
Above Moderate		24	56	11	8	11	54				164	-36
Total RHNA by COG. Enter allocation number:		24	56	11	8	11	87				197	144
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Carpinteria
Reporting Period	1/1/2012 - 12/31/2012

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Second Unit Program	Ongoing	Ongoing	Four second units were permitted in '07 and '08. Since, no new second units have been permitted. Staff continues to advertise the Second Unit Program and will propose modifying the existing standards to encourage more units in the next cycle.
Energy Conservation Program	Adoption and Implementation of Energy Conservation Measures	Q12010- Q2 2012	The City continues to provide residents and property owners with information on conserving energy and use of green energy sources like solar power. The City will continue to work towards adopting an "energy conservation plan".
No Net Loss Program	Maintain Capacity and Affordability	Ongoing	The City continues to inform housing developers and property owners about their opportunities o maximize housing units on their sites accomodate RHNA implementation.
Section 8 Rental Assistance Program	87 Units for Lower Income Households	Ongoing	The City continues to work with the County of Santa Barbara Housing Authority which administers the Section 8 Program. The City also assists the HA in their Five-Year and One Year Action Plans to increase number of residents serviced.
Affordable Rental Housing Program	102 Lower Income Housing Units	2009-2014	The City continues to assist in the development of three affordable housing programs sponsored by Peoples' Self-Help Housing. Dahlia Court Apartment Expansion, 33 units, were started in spring of 2012 and are expected to be completed by the end of 2013.
Affordable Rental Housing Program	102 Lower Income Housing Units	2009-2014	Upon completion of Dahlia Court, Peoples' Self-Help Housing is expected to begin construction of Casas de las Flores. The affordable rental apartment project would include 43 low and very low income rental apartments.
Inclusionary Housing Program	26 Inclusionary Housing Units	2009-2014	The City has permitted 11 inclusionary units at Lagunitas Homes which are currently under construction and expected to be completed by summer 2013.
Revise Density Bonus Procedures	Adoption of Revised Procedures	Q4 2011	The City has not yet updated the Density Bonus section of the Zoning Code. The City will continue to work towards revising the Zoning Code to implement the revised State law as described in Government Code 65915-65918 and State Bill 1818.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Carpinteria	Reporting Period	1/1/2012 - 12/31/2012		
Lot Consolidation Program			Achieve Consolidated Lots	Ongoing	The City continues to discuss lot consolidation with developers on a project-by-project basis. Lot consolidation is encouraged to allow higher densities and where appropriate offer incentives, flexibility and expedited permit processing.
Regulatory Concessions and Incentives Program			Adoption of Density Bonus Parking Standards	2009-2014	The City will continue to provide concessions and incentives for projects which provide units for the targeted income groups or where requirements like parking can be reduced to encourage more affordable units.
Fee Mitigation Program			Ongoing Program Implementation	2009-2014	The City Council considers fee reductions and waivers for projects that provide affordable housing. Dahlia Court and Casas Las Flores received a 50% Development Impact Fee Reduction for providing a 100% affordable apartment projects.
Special Needs Housing Program			Adoption of Zoning Code Amendments	Q3 2012	The City will modify the Zoning Code to include language to allow transitional transitional and supportive housing and single room types in residential Zoning Districts. The Zoning Code modifications will begin review in 2013.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Carpinteria	
Reporting Period	1/1/2012 -	12/31/2012

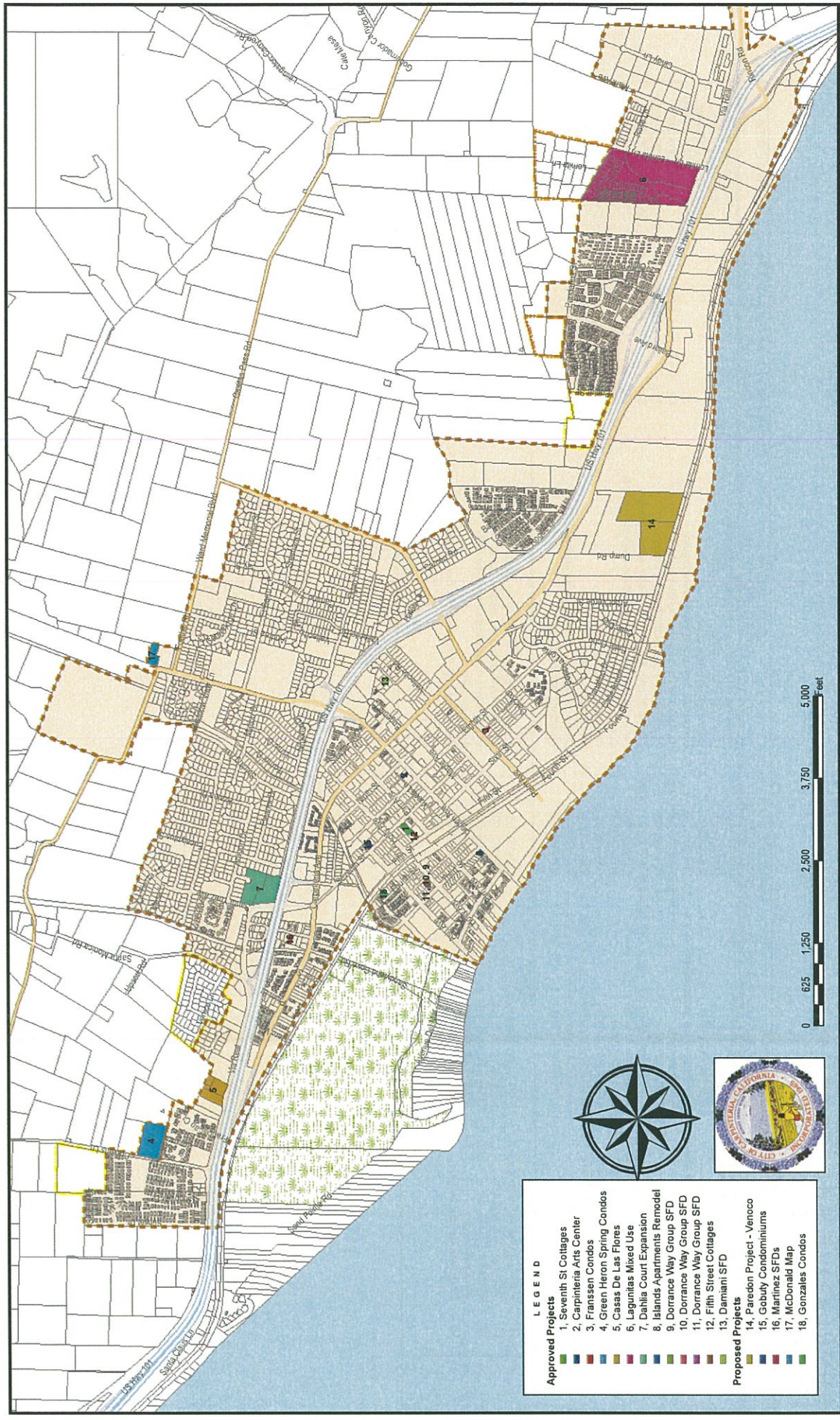
General Comments:

Please see the City's 2012 Housing Element Annual Progress Report for information on the City's efforts and successes in implementing its Housing Element.

Attachment B

Cumulative Projects Map / Index

CUMULATIVE PROJECTS LIST JANUARY 2013



CITY OF CARPINTERIA
CUMULATIVE PROJECTS LIST
JANUARY 2013

	ID	PROJECT NAME	PROJECT LOCATION	ASSESSOR PARCEL #	PROJECT DESCRIPTION	NET NEW RES. UNITS	NET NEW COMM. & OFFICE SQ. FT.	PROJECT #
A P P R O J E C T S	1	Seventh Street Cottages	4863 Seventh Street	003-305-004	Demolish four units, construct six new units	2		10-1570-DP/CDP
	2	Carpinteria Valley Arts Center	855 Linden Ave	003-262-010	New 7,911 sq ft community art center	1	6,660	09-1594-DP/CDP
	3	Franssen Condos	750 Palm Avenue	003-325-001	Construct one new SFD	29		04-1172-DP/CDP/PM
	4	Ellinwood/Green Heron Spring	1300 & 1326 Cravens Lane	004-013-026	Demo one unit, construct 30 new condos	42	4,200	05-1239-RZ/DP/CDP/TM
	5	Casas De Las Flores	4096 Via Real	004-013-018, -019, -020	43 apartments and community center	73	85,000	10-1543-DP/CDP
	6	Lagunillas Mixed Use	6380 Via Real	001-190-017	37 SFDs/36 Condos/85,000 sq ft office	33		07-1407-TM/PM/DP/CDP
	7	Dahlia Court Expansion	1300 Dahlia Court	003-590-042, -051, -052	33 apartments & 4,347 sq. ft. community center	-3		09-1527-DP/CDP/LLA
	8	Islands Apartments Remodel	261 Linden Avenue	003-483-007	Remodel (E) Apt complex, reduce units from 8 to 5	1		10-1551-DP/CDP
	9	Dorrance Way Group SFD	329 Holly Avenue	003-436-021	Construct one new SFD	1		11-1584-DP/CDP
	10	Dorrance Way Group SFD	4775 Dorrance Way	003-436-022	Construct one new SFD	1		11-1585-DP/CDP
	11	Dorrance Way Group SFD	4765 Dorrance Way	003-436-023	Construct one new SFD	1		11-1586-DP/CDP
	12	Fifth Street Cottages	4870 Fifth Street	003-305-008	Demo existing unit, construct two new units	1		11-1601-DP/CDP
	13	Damiani SFD	1137 Church Lane	004-041-025	Construct one new SFD	1		12-1637-ARB/CDP
P R O J E C T S	14	Paredon Project - Venoco	5731 Carpinteria Ave.	001-170-014	Extended Reach Oil & Gas Development	2		04-1175-DP/CDP
	15	Gobuty Condominiums	4716 Seventh Street	003-301-020	Construct two new units, subdivide for condos	2		08-1417-DP/PM/CDP
	16	Martinez SFDs	1055 Cramer Road	004-036-008	Demo one unit, construct three new units	3		04-1139-DP/CDP
	17	McDonald Map	4998 Foothill Road	004-004-022	4-way lot split	3		07-1380-PM/CDP
	18	Gonzales Condominiums	4610 Fourth Street	003-431-005	Demo one unit, construct four new condos	3		12-1612-DP/CDP/TPM

Appendix B

2012 Work Plan Accomplishments Table

Excerpted from the 2013 City of Carpinteria Annual Work Plan

2012 Work Plan Accomplishments

**General Government
2012 Work Plan Accomplishments**

Activity	Comments/Status
Program: Legislative & Policy	
Legislative & Policy Research & Development	<p>Held workshop on March 26 concerning new meeting conduct procedures, i.e., Rosenberg Rules of Order, and Council adopted revised policy. Revised policy concerning use of public facilities for posting of private signs. Facilitated City Council consideration/adoption of requisite actions in support of voter consideration of Measure E2012 (approved by voters November 2012). Managed litigation relating to City's single-use bag regulations, including settlement and resulting code amendment, and monitored San Francisco case concerning alleged restaurant preemption. Worked on updating and establishing policies and procedures to maintain design immunity for public streets, etc. Established City Council/Law Enforcement Committee and initiated discussions with other contract Cities in the County and the Sheriff's office concerning impacts of realignment, other local service demands/needs, and options for controlling costs. Began evaluating impacts of AB 340, the Public Pension Reform Act of 2013, on City retirement benefits. Participated in regional work through SBCAG on implementation of State mandated reductions/controls on Greenhouse Gas emissions, i.e., AB32/SB375.</p>
Legislative Advocacy	<p>Councilmember representative attended League of Cities Channel Counties division meetings and City Manager received regular updates on State matters affecting cities from the League of Cities regional representative. Staff continued work with Coastal Commission, Caltrans, and SBCAG staffs concerning the Highway 101 projects; also worked with various agencies on trail development at east and west ends of town, i.e., Rincon and Santa Claus Lane connections, and worked with Coastal Commission, Caltrans and SBCAG on agricultural land mitigation program for the Linden-Casitas Interchanges Project. Also, worked with various agencies and interest groups to open Franklin Trail. Worked with private development interests and Coastal Commission staff on Bluffs III development concept/constraints analysis. Participated in meetings concerning new state/regional requirements for storm water management permits. Monitored State Lands Commission applications for the Carone and Venoco (Paredon) oil development proposals for potential impacts on City of Carpinteria.</p>

Regional Programs and Cooperation	Meetings of the City Council - Chamber of Commerce, School and Fire District committees met during the year and staff continues to meet and work closely with other agencies including local special districts and the regional council of governments, on matters related to public utilities, infrastructure and transportation and housing programs. The City continued working with the Chamber of Commerce on a number of initiatives aimed at supporting the local businesses and the economy and also cooperating at the regional level through the UCSB Economic Forecast Project, the South Coast Business Forum and the regional Tourism Business Improvement District. The City Manager participated in a new School District/community program, THRIVE, and met its obligations in support of the CalGRIP grant. Other regional meetings staff participated in include, but are not limited to, the South Coast Business Forum, the South Coast Task Force on Youth Gangs, and the South Coast Energy Efficiency Partnership. Finally, the City has agreed to participate in a reconstituted south coast governments effort to address homelessness, the Central Coast Collaborative on Homelessness.
Transient Occupancy Tax (TOT) Revenue Measure	Completed: Measure E2012, a proposed increase in the City's hotel bed tax from 10% to 12%, was approved by voters in November and became effective January 1, 2013.
Sustainability Program	A City greenhouse gas inventory has been completed and a draft policy has been prepared and is under review that incorporates economic development and climate change considerations.
Program: Economic Vitality	
Business Attraction & Retention	<ul style="list-style-type: none"> • Bluffs III--staff met with a prospective project developer on several occasions regarding a proposed hotel resort. The developer has also met with Councilmembers and community members to discuss the proposed project. On-going. • Initiate/continued discussion with property owners/real estate agents of key vacancies in the City—On-going; discussions with various property representatives. • Linden Avenue Street End Improvement Plans—to be discussed/considered in conjunction with Linden Field agreement renewal • General Business Assistance—On-going • Commercial Real Estate Inventory--The City's web based available commercial real estate inventory has and will be updated at various

	<p>times throughout the year and is available to real estate professionals, developers, building owners, and the general public 24/7. Updates include adding new inventory and removing properties as needed. To date the inventory was also emailed primarily to commercial real estate related professionals (i.e., commercial real estate agents/brokers, etc.) on 1/23/12, 5/10/12, 6/7/12, and 8/20/12.</p>
<p>Business Development Support</p> <ul style="list-style-type: none"> • Carpinteria First Committee 	<p>The Carpinteria First Committee meets on a regular basis and has established a successful, monthly First Friday event. The Committee continues to work to encourage participation of local businesses and local non-profits as well as exploring new promotions.</p> <p><u>Accomplishments include:</u></p> <ul style="list-style-type: none"> • First Friday events • Saturday promotional events (Holiday Faire at Casitas Plaza Shopping Center, and Snow Day event.) • Event Promotion—a variety of promotional venues have been used to support First Friday and Saturday events which ultimately promote our City. They include: <ul style="list-style-type: none"> --Radio advertising --Print media ads --City web page --Chamber of Commerce web page --Carpinteria Magazine --Chamber Destination Guide & Business Directory --City Scroll • Shop Carpinteria television commercial completed and aired on KEYT 3 (also to air on various Cox channels in 2013) • Continued collaboration with community groups • Work Plan / Budget Update—an update/review of various Carpinteria First Committee work efforts was discussed as part of the first annual Economic Vitality program update in November. • Promotion of Car Free Carpinteria—staff to continue follow-up on visitor Car Free Carpinteria status/program

Program: Records Management	
Administrative Policy & Procedures Manual Update	Records have been gathered and organized. New policies and procedures continue to be added as they are approved and adopted.
Program: Elections	
2012 Municipal Election	<p>Staff completed the following tasks related to the certification and swearing in of two new Councilmembers.</p> <ul style="list-style-type: none"> • Prepared resolutions for adoption by City Council calling the November 6, 2012 General Municipal Election, requesting consolidation of election with Santa Barbara County Elections to include placing a measure on the ballot for a proposed increase in revenue, and setting requirements for campaign statements • Prepared all required notices of election as per State Elections Code • Prepared related documents for the proposed measure (e.g. Ballot Title and Summary, Impartial Analysis and Argument/Rebuttal) • Prepared candidate handbook and candidate packets • Assisted candidates in making correct filings for office, reviewed materials submitted by each candidate for compliance with the Election Code, verified signatures on nomination papers and submitted listing of candidates to County elections • Received and reviewed required campaign financial disclosure statements throughout the election period • Prepared documents for certification of election and swearing in of new Councilmembers
Program: Records Management	
Public Meeting Web Streaming and Archival	<p>Granicus streaming software and hardware was received and installed in November. Key Planning Department and Administrative Department personnel were trained in the use of Granicus by undergoing two software training sessions. Staff learned how to create and schedule an event, load agendas, attach documents to the agenda and edit agendas and meetings events. Staff conducted two internal tests, one for the City Council and one for Planning Commission prior to going live to the public. The project was determined to be a success and went on line to in December with no issues. The public is now able to access live and archived City Council and Planning Commission meetings in addition to have continued access to agendas, staff reports and related materials.</p>

Relocation of Off-Site Records	Staff has hired a landscape architect to design City Hall improvements to include space for an annex building for administrative storage. Off-site records continue to be organized and destroyed per records destruction policy.
Program: Risk Management	
Implementation of CJPIA Loss Control Action Plan (LossCAP)	<p>Approximately, 80% of the action items have been completed. Some of the CJPIA action items/recommendations have been implemented and are described within the responsible department's mid-year review work plan. A majority of the action items are ongoing or in progress. To ensure that all the action items listed in the Loss CAP Program, Risk Management Evaluation are on track, the HR Administrator/Risk Manager conducts quarterly meetings with respective department heads.</p> <p>The Risk Manager updates and/or meets with CJPIA Senior Risk Consultant for updates on the action items in the LossCAP. Updates will be submitted to the City Manager.</p>
Program: Staff Recruitment and Retention	
Employee Hand Book	In progress. Approximately 60% of the handbook is completed.
SEIU Local 620 Labor Negotiations	<p>A two-year contract was negotiated and approved by SEIU Local 620.</p> <p>The Memorandum of Understanding (MOU) of the Service Employee International Union (SEIU) Local 620 and other unrepresented employees has been negotiated and approved. The City Council approved and adopted the MOU resolution in June 25, 2012.</p>
Performance Evaluation & Training	A Performance Evaluation Training for supervisors and managers was conducted and facilitated by the HR Administrator on June 5, 2012. Additionally, the HR Administrator conducted a one-on-one training with the Public Works Supervisor and City Clerk.
Employee Training & Development	The HR Administrator coordinates and conducts various safety training with CJPIA, third party training organizations and the Volunteer and Emergency Services Coordinator for City employees. Approximately 15 trainings were conducted to date. The most recent training conducted was "Safe Work Place- When Being Nice Isn't Enough"; Preventing Substance Abuse in the Work; Preventing Discrimination and Harassment Training for all employees. Additionally, Lynda.com computer base training is provided to employees. A needs assessment was also conducted by the HR Administrator with department heads. Two sessions of the Lunch and Learn Training were conducted in November on "How to Conduct Effective Meetings". Also, a Code Compliance Coaching Session was facilitated for the Code Compliance employees of the City; a Code

	<p>Compliance Officer was recertified by the National Animal Control Association Training Academy; the Environmental Coordinator received training in Hazardous Material and Waste Site for workers; A Payroll Information Training was conducted for the Public Works Maintenance Staff; Staff Report Writing was Conducted by the City Manager and City Attorney and 3 department Directors/Managers attended the Risk Management Educational Forum in November. Additional leadership and computer training will be conducted in 2013.</p>
Program: Volunteer Services	
Volunteer Management	<ul style="list-style-type: none"> • Volunteer Management Database: In 2012, a new volunteer management database was secured, which has allowed the City to seamlessly track volunteers, including contact information, position placement, hours of service, etc. Additionally, the Volunteer Services Coordinator worked with the HR Administrator to collect signed and completed volunteer application forms from all City volunteers. A new screening system is also in place to screen interested individuals for suitability for open volunteer positions prior to assignment in that role. • Volunteer Position Descriptions: A basic department volunteer needs assessment was conducted and through this assessment, existing volunteer positions were identified and future needs were obtained. From the assessments, formal volunteer positions descriptions were created for all volunteer positions that were currently being offered. Several new volunteer positions were also created. A Volunteer Services section was created on the City's website to showcase the City's Volunteer Program, including available positions. Information was added on the benefits of volunteering, how to get involved in City volunteer functions and the open volunteer positions departments are seeking to fill. An online Volunteer Interest Form was also created and linked to the website to easily capture information from those who are interested in volunteering. Additionally, the City created an account with VolunteerMatch - one of the largest online volunteer recruitment websites available. All open City volunteer positions are posted on this site and interested individuals are forwarded directly to the Volunteer Services Coordinator for follow up. • New Volunteer Orientation: This spring, a new volunteer orientation was developed and implemented for members of the HOST Program. This fall, the HOST orientation began going through an adaptation process to make it available for more general use with any prospective volunteer. The hope is that this new orientation will be available this coming spring.

	<ul style="list-style-type: none"> • Volunteer Communications Program: During 2012, a volunteer communications plan was not created, however, a plan will be created during 2013. • Volunteer Recognition Program: During 2012, a volunteer recognition program was not created, however, a plan will be created in 2013.
Neighbor-to-Neighbor	<ul style="list-style-type: none"> • During 2012, background research has been conducted on similar programs in other cities and we have received documents from these cities that may assist us in defining our program. A draft Neighborhood Map was also developed. During 2013, a more focused approach will be applied to launch this program in our community.
Program: Emergency Preparedness	
StormReady / TsunamiReady	<ul style="list-style-type: none"> • StormReady/Tsunami Ready Status: During 2012, steps were taken to begin the process of becoming certified as a StormReady and TsunamiReady city. The City worked with the Santa Barbara County Office of Emergency Management to secure tsunami warning signs, which is one qualification towards achieving TsunamiReady status. The signs were mapped and placed in various high-risk locations within and around the tsunami inundation zone in the city. The City also worked with the Carpinteria State Park to place tsunami warning signs within the Park. The City will continue to work with NOAA on the other requirements for these designations. We hope to receive both the StormReady and TsunamiReady designations by next spring. • Tsunami Education Program: A tsunami preparedness section was added to the City's webpage, to inform residents of the risks and how to be prepared. Additionally, we hope to implement a tsunami education program for the communities in the inundation zone by this spring. • Weather Spotter Training: CERT members were reached out to in September regarding the opportunity to become official NOAA Weather Spotters. This training will continue to be promoted during 2013.
Hazard Mitigation Plan Update	<ul style="list-style-type: none"> • City of Carpinteria Annex to Santa Barbara County 2011 Multi-Hazard Mitigation Plan was adopted by the City Council in April 2012 and was formally approved by FEMA in May 2012.

<p>"Don't Panic! Prepare" (¡No Te Asustes! Prepárate)</p>	<ul style="list-style-type: none"> • Don't Panic! Prepare! Outreach: Through the Aware & Prepare Initiative emergency preparedness grant, the City conducted 11 disaster preparedness workshops this year, reaching almost 400 local residents with critical disaster preparedness information. Each of these residents received a starter emergency supplies kit and a "survival guide" with life-saving tips on how to respond before, during and after a disaster occurs. A timeline and action plan for completing the grant requirements has been created and we are taking steps to fulfill the remaining requirements. • Multi-Agency Community Preparedness Event: In September 2012 the City is hosted a multi-agency community preparedness event at Casitas Plaza. This event reached over 1,200 local residents and involved 31 agencies and 11 eleven volunteers. Additionally, 14 local business donated funds, discounts and give away items to the event. • School Sheds: The Emergency Services Coordinator attended two CUSD Safety Committee Meetings during the 2011-2012 Academic Year and two during the 2012-2013 Academic Year. During 2013, the Coordinator will continue to participate in these meetings and will begin more detailed conversations regarding the school sheds and maintenance plans. • Preparedness Instructor Program: We began conversations with the Santa Barbara County Public Education Committee regarding the standardization of preparedness programming throughout the county as well as what an instructor training program might look like. We will continue to work with the Committee on these efforts and hope to roll out a training program this spring.
<p>City Staff Training & Exercise</p>	<ul style="list-style-type: none"> • Training Calendar: A 2012 Employee Emergency Response Training Calendar was drafted and released to all employees, which included critical response trainings as well as other necessary trainings and drills that will culminate in a city-wide drill in November. • Staff Trainings: This year, several trainings have been offered to City employees to increase their knowledge and ability to respond to local disasters. Focused attention was placed on training employees in the four basic FEMA courses that are required of all employees – 4 City staff are participating in these trainings. 27 employees currently have the requirement FEMA certifications. Additionally, the City partnered with the Sheriff's Department to provide a Critical Employee Preparedness & Planning session – 28 employees attended. The City also partnered with the Sheriff's

	<p>Department to provide an Emergency Response Operations training session for all staff and training session to review critical knowledge regarding response and evacuation at City Hall – 25 employees attended. Additionally, in August, the City partnered with the County Office of Emergency Management to train 7 management team employees in the use of WebEOC, a new web-based communication tool.</p> <ul style="list-style-type: none"> • Disaster Exercise: A citywide multi-agency tabletop earthquake drill was held in November 2012. The City, CSFD, Sheriff Department, Water District and Sanitary District had representatives on the planning committee. This drill tied into a larger statewide Public Health Drill that is taking place on the same day. The City Drill involved interactions with both the Public Health Department and County Office of Emergency Management and locally, engaged 11 City employees and 7 representatives from other agencies. • PIO Training: During 2012, we did not offer a Public Information Officer (PIO) training. As part of the 2013 training calendar, we will send City staff who have been identified as PIOs to a statewide training course.
Program: Law Enforcement	
Community Outreach	<p>Det. Matt Banks has reached out to Carpinteria schools and has created a very good working relationship with them in a very short period of time. Det. Matt Banks has also worked very closely with the schools to solve the truancy problem while maintaining the direction of the City Council.</p> <p>We are continuing to plan for a Citizens' Academy and other programs based on funding and staffing</p>
City Hall Security / Threat Assessment	Completed and presented to City Manager.
Command Post Vehicle Upgrade	This project has been removed from the work plan.
City Resource Manual Update	This was completed and used to update all of the deputies within the station
Station Upgrade	Due to funding this has been placed on hold until further notice.
Staffing Requirements	Continue with work with city staff to establish proper Sheriff staffing levels within Carpinteria

**Administrative Services Department
2012 Work Plan Accomplishments**

Activity	Comments
Central Services	
Public Facilities Access	<p>Loss CAP – Per discussions with the City's Sr. Risk Consultant at the CJPIA and staff's review of the Loss CAP document it has been determined that items related to the ADA under the Loss CAP program have been completed. This has been directly communicated to the HR Administrator.</p> <p>Consultant Services / Transition Plan-Accessibility Needs Assessment—the City's ADA Transition Plan (i.e., DOJ Settlement Agreement) has been reviewed and determined complete. At this time staff has determined that consultant services are not needed.</p> <p>Additionally, Public Works Director, Park & Rec Director, Building Inspector, and ADA Coordinator met to discuss ADA accessibility projects, improvements and planning. Staff will be meeting on an on-going basis to discuss various accessibility topics such as accessibility work that has been recently completed, projects underway, possible future projects, documenting of projects/improvements, etc.</p> <p>Creation of Excel spreadsheet to track improvements—In process / not yet completed.</p>
Management Information Services	
Technology Improvements	<p>Granicus City Council video streaming project is complete.</p> <p>Upgrades have been made to several workstations.</p> <p>Laptop computers have been put into service for HR training purposes.</p> <p>A prioritized list of future computer replacements/upgrades has been developed within the current year's budget.</p>

**Community Development Department
2012 Work Plan Accomplishments**

Activity	Comments
HOUSING	
Regional Housing Needs Assessment Finalize RHNA for 2014 Housing Element Update	Completed. SBCAG has issued the proposed Regional Housing Needs Assessment Allocation to all member cities and the county. The total allocation given to the County from the State Department of Housing and Community Development was 11,030. The City's share of the RHNA is 163 units. This number will be used in our next Housing Element update which will commence in 2013 and is due in 2014.
Housing Needs Assessment Prepare Housing Needs Assessment Report	Reprogrammed. This work effort will be incorporated into the Housing Element Update. The Housing Element will include an analysis of the demand for local housing by specific housing type (e.g., rental vs. ownership units, one, two or multi-bedroom units).
ADVANCED PLANNING	
Beach Neighborhood Design Guidelines <ul style="list-style-type: none"> • Adopt Design Guidelines 	Completed. Beach Neighborhood Residential Design Guidelines were approved by the Planning Commission in November 2012 and accepted by the City Council in December 2012. The Guidelines are now being used in the review of new development projects in the Beach Neighborhood.

PUBLIC WORKS

2012 WORK PLAN ACCOMPLISHMENTS

Activity	Comments
Single-Use Bag Regulations and Implementation – Ordinance and Education	Developed ordinance for adoption by the City Council. Once adopted, the Department of Public Works and the Code Enforcement Division developed and implemented a public outreach and education program.
Franchise Agreement Revision, Adoption and Implementation	Completed this work item in its entirety. Audited current solid waste hauling services, drafted and negotiated waste hauling franchise agreement, and presented agreement to the City Council for adoption.
Year 3 Stormwater Management Plan Implementation	Completed Annual Report

Parks and Recreation 2012 Work Plan Accomplishments

Activity	Comments / Status
Parks Administration	
Palm to Linden Trail	This project has been open to the public since last May 2012 and has proven to be very popular.
IPM	The City Council adopted the IPM policy, the IPM committee has published it first annual report.
Kittie Bailard Well	Conoco Phillips has completed the destruction of an oil well on the Bluffs at no expense to the City.
Community Pool Upgrades	The Community pool has new thermal blankets, a new pool chemical computer, a new high efficiency heater, a new chlorinator, and new bleachers.

Other Work Items Completed:

Automobile Purchases. Parks Department provided assistance in the research and selection of two new automobiles for the City's motor pool. The research included a comparative analysis of conventional and hybrid automobiles as well as researching, efficiencies, critical reviews, new vehicle releases, country of origin, warranty and pricing information.

Dangerous Marine Life and Public Notification. As the service provider for the City's ocean front, the Parks Department researched adjacent area's public notification procedures and reproduced notification signage for shark sightings, bat ray stings and pinniped attacks. Due to an apparent increase in the frequency of these matters, staff is working to develop an administrative policy along with pre-produced signage to be used should future needs arise.

Preservation of Southern Pacific Building. Parks Department was contacted by local citizens regarding a small building that was judged to be an original Southern Pacific Railroad building that was targeted for demolition. The Department negotiated for the building's donation to the City, arranged for a service to move the building and obtained necessary permits. The building is now in storage at City Hall and is available to be incorporated into a future public project.

The organization of a Shark Colloquium. This event was arranged to be held at the Plaza Community Theatre. Four experts were invited to participate and event sold out with over two hundred in attendance.

Neighborhood Preservation Committee Recommendations Table

**Neighborhood Preservation Committee
Recommendations and Status of Work by Department**

- | | |
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| Issue 1. Use and Occupancy of Single Family Dwellings
Issue 3. Home Occupations
Issue 5. Traffic Safety, Lighting and Pedestrian Safety
Issue 7. Land Use Compatibility | Issue 2. Garages
Issue 4. Neighborhood Infrastructure
Issue 6. Leafblowers
Issue 8. Neighbor to Neighbor Programs |
|--|--|

Department	Recommendation	Status
Community Development	1.a. Pursue and encourage development of Single Room Occupancy units	2012/2013
	1.b. Work with SB County on development of affordable housing options for agriculture and hospitality industry employees	2012/2013
	1.c. Research a Parking Permit Program	2012/2013
	1.d. Limit the number of vehicles registered to a specific address	2012/2013
	1.e. Prohibit parking on the front lawn or in the front setback (other than the driveway)	Zone Code Update
	1.f. Continue the Vehicle Abatement Program	Ongoing
	1.g. Provide outreach and education about City Codes and Code Compliance (use City website, scroll, GATV, brochures, flyers, magnets and a staff contact list)	Ongoing
	1.h. Encourage residents to park in garage	Ongoing
	2.a. Limit the number of vehicles permitted at each residence to not more than six	2012/2013
	2.b. Maintain requirement for two-car garage in single family zones	Current Code
	2.c. Revisit minimum garage size to allow for large vehicles and storage space	2012/2013
	2.d. Allow more than 324 square feet of paving in the front yard (toward the side property line on the driveway/garage side of the lot; encourage use of grasscrete or other permeable paving.	2012/2013
	2.e. Do not allow parking in the front yard landscaping	Zone Code Update
	2.f. Redefine "front" and "side" yards in Zoning Code	Zone Code Update
	2.g. Encourage parking of at least one car in the garage	Ongoing
	3.a. Update Zoning Code to define home occupation, reduce maximum number of visitors at a time, restrict hours to 6:00 a.m. to 10:00 p.m., relax maximum number of daily visitors, authorize one commercial vehicle in public view, revisit size and type of vehicles allowed in residential zones, prohibit radio-dispatched vehicles that create noise (such as tow trucks) and prohibit refuse vehicles or panel or stake-bed trucks	Zone Code Update
	1.c. Educate public about new codes and use neighborhood outreach programs to encourage neighbors to address issues themselves	2011 Work Program
	1.d. Send a letter to all residents with home-based businesses that includes all pertinent Municipal	2012/2013

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	Code regulations	
Community Development	3.e. Provide information about City regulations on the City website and in an informational brochure	2012
	6.a. Adopt a leafblower ordinance to regulate the hours of operation and adopt protocols for leafblower use	2011
	6.b. Provide incentives for residents to turn in old leafblower models for more eco-friendly versions	2011
	6.c. Encourage communication between neighbors about leafblower use	2011
	6.d. Create educational materials in English and Spanish	2011
	6.e. Place brochures in stores where leafblowers are sold	2011
	6.f. Distribute information on responsible leafblower use to all business license applicants for gardening and landscaping businesses	2011
	7.a. Continue and expand proactive code compliance programs to address public nuisance issues	Ongoing
	7.b. Include environmental impacts when considering safety issues in land use matters	Ongoing
	7.c. Continue to provide APCD contact information for filing of odor complaints	Ongoing
	7.d. Facilitate coordination between public agencies responsible for oversight and regulation of industrial facilities (e.g. Fire District, APCD, etc.)	Ongoing
	7.e. Minimize and mitigate noise impacts from development	Ongoing
	7.h. Use the City website and other means such as issue-specific neighborhood meeting to provide information to the public in response to complaints	
	3.b. Develop a Park and Ride Facility at Carpinteria Avenue and Highway 150	2012/2013
Public Works	4.a. Synchronize tree replacement with tree removal	2011
	4.b. Budget adequately to carry out the Street Tree Program	2011
	4.c. Support private plant of trees	2012
	4.d. Maintain/protect mature trees when possible	Ongoing
	4.e. Continue and expand the sidewalk repair and replacement program	Ongoing
	4.f. Provide education about tree replacement and the City's Master Tree Plan	Ongoing

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Public Works	4.g. Provide education in English and Spanish about parkway landscaping and homeowner maintenance responsibilities using the City Newsletter, "knock and talk" approach, door hangers and other means	2012	
	4.h. Create an online form for reporting hazardous conditions or maintenance needs	2012	
	4.i. Create a refrigerator magnet with staff names and phone numbers to report a problem or submit a request for service	2012	
	5.a. Remove or trim hedges that pose a safety risk due to sight distance or visual clearance	Ongoing	
	5.b. Make service requests more accessible	Ongoing	
	5.c. Pursue funding to raise the level of service of street and parkway maintenance and add lighting where appropriate	2011/2012	
	5.d. review and make any needed changes to the crosswalks at the intersection of Carpinteria Avenue and Holly Avenue and other intersections that create sight distance issues and at the MTD bus stop at Carpinteria Avenue and Elm Lane		2011
	5.e. Use the Traffic Safety Committee to study and implement traffic-calming measures as appropriate	2012/2013	
	5.f. Pursue funding and partnership opportunities to retrofit street lighting with more energy efficient and night sky friendly fixtures and components	2012	
	5.g. Notify Caltrans of deficiencies in highway-related safety features, including lighting and work with them to ensure that new improvements are safe and pedestrian and bicycle friendly	Ongoing	
Volunteer Emergency Services	7.g. Anticipate and monitor potential health and safety risks	Ongoing	
	7.f. Educate/train citizens at the neighborhood level on emergency planning and preparedness	Ongoing	
	8. Development of a Neighborhood Oriented Program	2011	
	Develop a Neighborhood Relations Tool Box	2011	
	Hold a Kick-off Event	2011	
	Organize a Clean-up Day	2011	

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Volunteer Emergency Services	Develop Neighborhood Programs	2011
	Create an ongoing Community Issues Platform	2011
	Promote a "Know Your Neighbor" day/week (part of Tool Box)	2011
	Educate public on "How to Organize a Neighborhood Group" (par of Tool box)	2011
	Partner with community groups to work on neighborhood beautification projects using grant writing and fundraising	2011
	Conduct a Community Services Day with the Santa Barbara County Sheriff Department, Fire and other agencies	2011